

Notice Terminating Lease If Lease/Statute Violation Is Not Cured

DATE: _____

PREMISES: _____

TENANT: _____

LANDLORD: _____

Landlord's Address: _____

Pursuant to Sections 441.020 - 441.040 RSMo., LANDLORD hereby notifies TENANT that TENANT's lease of the PREMISES will be terminated without further notice effective 10 days after service of this notice on TENANT unless within said 10-day period TENANT cures the following violations of the lease and/or the provisions of said statutes:

TENANT is further notified that (1) If TENANT fails to cure said breach within said 10-day period and fails to vacate the PREMISES within said 10-day period, LANDLORD intends to file an unlawful detainer action against TENANT for recovery of possession of the PREMISES and other applicable legal remedies; and (2) acceptance by LANDLORD of any performance under the lease from TENANT after service of this notice, including payment of rent, shall not be deemed a waiver by LANDLORD of the right to terminate TENANT's lease or to take legal action.

LANDLORD:

Signature of landlord or authorized representative

Certificate of Service: The undersigned certifies that a true copy of the foregoing notice was served on the ___ day of _____, 20__ as follows (only the checked item applies): ___ by personal delivery to TENANT, or ___ by personal delivery to a person at least 15 years old residing in the PREMISES, or ___ by posting on the door of the PREMISES if no one was present at the PREMISES at the time of service.

Signature

The foregoing certificate of service was subscribed and sworn to before me this ___ day of _____, 20__. My commission expires: _____.

Notary Public