

3 DAY NOTICE TO PAY RENT OR QUIT

To Capitola Strong, Inc., Lasalle Strong, Jr., Michelle Strong, and all other occupants in possession of the Premises located at 231 Esplanade, Capitola, California, 95010.

Within three (3) days after service of this notice, you are required to pay the rent now due and unpaid on the premises located at 231 Esplanade, Capitola, California, 95010. a total of \$22,970.34, representing Rent due from February 1, 2023 through August 31, 2023, or to deliver possession of the premises to the landowner, La Serena Properties, LLC. Attached hereto as Attachment "A" is a ledger itemizing all delinquencies. Payment of Rent shall be made to Russell E. Gross, Russell E. Gross Real Estate, Inc., 3140 Porter Street, Soquel, California, 95073, (831) 464-4700. Payment shall be made by personal check, cash, cashier's check, money order, or credit card.

This Rent is owed under Sections 1.07, 2.01, 2.02, 2.03, 2.04, 2.05, 3.01, 3.02, 3.03, and/or 5.02 of the Commercial Lease Agreement Dated February 1, 2018, regardless of whether the Option to Renew contained therein was validly exercised or whether Capitola Strong, Inc., Lasalle Strong, Jr., and/or Michelle Strong are a "hold over" Tenant.

Your failure to pay the amount demanded, or to deliver possession of the Premises within three (3) days, will cause the undersigned to initiate legal proceedings against you to declare a forfeiture of any rental agreement you may have, or claim to have, to recover possession of the Premises, and to seek a money judgment for the rent owed through the expiration date of this notice, with damages for each day of occupancy after that date. Such a judgment against you may include attorney fees and court costs as allowed by law or contract, and a punitive damages award of \$600 in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency. This 3 Day Notice to Pay Rent or Quit supersedes all previous Notices to Pay Rent or Quit, if any.

State law permits former tenants to reclaim abandoned property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind after you moved out.

You are further notified that La Serena Properties, LLC elects to declare the forfeiture of any rental agreement you may claim to have and under which you hold possession of the Premises, if you fail to pay the amount of rent demanded above.

LA SERENA PROPERTIES LLC,
LANDLORD:

Date: September 27, 2023

By: 
Russell E. Gross, Property Manager and Agent

ATTACHMENT "A"

Capitola Strong 231 Esplanade

EXPENSES-

Greenwaste	\$2,281.11 x 30%	\$684.33
Republic Elevator	\$ x 33.3%	
Superior Alarm	\$ X 33.3%	
AT&T (alarm elevator phone)	\$312.64 x 33.3%	\$104.21
State of California	\$ x 33.3%	
Property Insurance	\$ x 20%	
Property Taxes (2nd Installment)		
Property Sewer Tax(2nd Installment)		
<u>Total NNN/CAM charges</u>		\$788.54
Interest on Unpaid Feb. 2023 Rent	\$1,914.34 @ 10%	\$111.67
Interest on Unpaid March 2023 Rent	\$1,914.34 @ 10%	\$95.72
Interest on Unpaid April 2023 Rent	\$2,392.92 @ 10%	\$99.70
Interest on Unpaid May 2023 Rent	\$2,392.92 @ 10%	\$79.76
Interest on Unpaid June 2023 Rent	\$2,392.92 @ 10%	\$59.82
Interest on Unpaid July 2023 Rent	\$2,392.92 @ 10%	\$39.88
Interest on Unpaid Aug. 2023 Rent	\$2,392.92 @ 10%	\$19.94
*Excluding Accruing Interest	*Unpaid Balance July 2023	\$20,071.73
	<u>Sept 2023 Rent</u>	\$13,005.00
	Total Amount Due	\$34,371.76
*25% holdover rent increase beginning February 1, 2023		<u>(\$11,401.42)</u>
10% interest on unpaid obligations.	Balance due	\$22,970.34

email: michelle@firehousemartinez.com lasallestrong@me.com

Please make check payable to La Serena Properties, LLC and send to:
 c/o Russell E. Gross, Real Estate, Inc. 3140 Porter Street, Soquel, Ca. 95073

Sincerely,
 Russell E. Gross
 Broker/Property Manager 831-464-4700