

January 31, 2023

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED, POSTAGE PREPAID

Michelle and Lasalle Strong
231 Esplanade
Capitola, CA 95010

Michelle and LaSalle Strong
208 Hillside Road
Antioch, CA 94509

Jill Ealy
Zelda's on the Beach
203 Esplanade
Capitola, CA 95010

Jill Ealy
231 Esplanade
Capitol, CA 95010

Re: Termination of Lease dated 2/1/18 ("Lease") and Sublease & Assignment of Commercial Lease Agreement dated 2/1/18 ("Sublease") for 231 Esplanade, Capitola, California 95010 ("Premises")

To Tenants and Subtenants:

Please take notice that effective January 31, 2023, the Lease, any alleged or actual renewal of the Lease, the Sublease, and alleged or actual tenancy of the Premises is terminated because the Tenant and/or Subtenant or persons acting on their behalf have violated Section 4.02 of the Lease. This Notice is given pursuant to Section 9.03(a) of the Lease. The violations of Section 4.02 include, but are not necessarily limited to, allowing live music to be played at the Premises without the requisite permit; playing a juke box in the early morning hours which was apparently activated remotely; causing disturbances of the peace requiring the Capitola Police Department ("CPD") to go to the Premises on January 29, 30, and 31, 2023 to investigate; repeatedly disturbing the peace and enjoyment of the rent-paying occupant of the apartment above the Premises without loud noise; disturbing the peace and enjoyment of nearby residents; and apparently violating the noise ordinances of the City of Capitola found in Section 9.12.010 et seq of the Capitola Municipal Code. The Landlord is informed that the CPD intends to issue a cease-and-desist order against the Premises.

The Tenant, Subtenant, and anyone acting on their behalf or under their authority must vacate the Premises immediately and remove their personal property.

If the Premises are not vacated as demanded in this Notice, Landlord reserves the right to file an unlawful detainer action and further reserves all rights and remedies under the Lease and Sublease and California law.

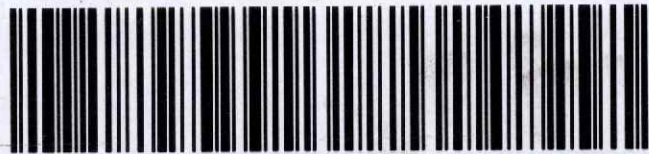


La Serena Properties, LLC
By Steven A. Yates

CC: Stephan A. Barber, JRG Attorneys at Law

Steve Yates
La Sereno Prop.
283 Canyon Oaks
ties
Santa Cruz, CA
5065 95065

USPS CERTIFIED MAIL



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RETURN RECEIPT REQUESTED
MICHELLE & LASALLE STRONG
231 ESPLANADE
CAPITOLA CA 95010-3273

95010-327399

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HONOLULU HI 967
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