

THIRTY DAY NOTICE TO TERMINATE TENANCY

TO: THOMAS L. COTTON-Tenant;
ELEANOR M. COTTON-Tenant, DOES 1 - 10,
and to all other persons and occupants in possession:

PLEASE TAKE NOTICE that you are hereby required within thirty (30) days of the service upon you of this Notice to remove from and deliver up possession of the premises now held and occupied by you to Vallie S. Brown, 521 7th Street, San Francisco, California, who is authorized to receive the same, being those premises situated in the City of San Francisco, County of San Francisco, State of California, commonly known as 152 Fillmore Street.

THIS NOTICE is intended for the purpose of terminating the rental agreement by which you now hold possession of the above-described premises. Should you fail to comply, legal proceedings will be instituted against you to recover possession, and to recover RENTS AND DAMAGES for the period of unlawful detention.

ADVICE REGARDING THIS NOTICE is available from the San Francisco Residential Rent Stabilization and Arbitration Board.

THE RENT SHALL BE DUE AND PAYABLE to and including the date of termination of your tenancy.

THIS NOTICE complies with San Francisco Administrative Code Chapter 37.9(a)(8) in that landlord, VALLIE S. BROWN, who owns 25% of recorded title of the subject premises as a Joint Tenant, under a Grant Deed recorded April 13, 1994, seeks to recover possession in good faith, without ulterior reason, and with honest intent for her use and occupancy of the premises as her primary, principal place of residence for at least twelve (12) continuous months.

DATED: April 21, 1994


VALLIE S. BROWN
Landlord