



THE MASTROGLIACOMO
ATTORNEY & S

NOTICE OF DEFAULT
June 3, 2023

Certified mail receipt redacted

In Person

Immigrant Resource Center of Maine
c/o Fatuma Hussein, Executive Director
and All Other Occupants
124 Canal Street Unit 3
Lewiston, ME 04240

Via Certified Mail

Immigrant Resource Center of Maine
c/o Fatuma Hussein, Executive Director
and All Other Occupants
1220 Lisbon St. Suite 2
Lewiston, ME 04240

Re: Tenancy at 124 Canal Street, Unit 3, Lewiston, ME

Dear Ms. Hussein, Immigrant Resource Center of Maine and All Other Occupants:

Please be advised I represent Veridas, LLC. This notice is being delivered to you, pursuant to Sections XV of your lease dated October 11, 2023 for the purpose of giving you notice that you are in default under the terms of the Lease and to notify you that your right to possession under the lease will be terminated **30 days** from the date this Notice is given to you unless you cure said default. The nature of the default is that you failed to make the scheduled rent, utilities, and taxes as required under Section III and VII of the Lease when due and said default has continued for a period of at least ten (10) days. The total amount of rent, utilities, and taxes owed as of this date is **\$63,013.87**. If you pay the amount of rent due as of the date of this notice before this notice expires, then this notice as it applies to rent, utilities, and taxes arrearage is void.

If you fail to cure the default or fail to vacate the property within **30 days** after the date this notice is given, Veridas, LLC will seek to enforce the termination of your right to possession by bringing a judicial action in Court. If a judicial proceeding is instituted, you may present a defense. Also attached to this Notice is Court form CV-256 which provides important information.

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