

**LAW OFFICES OF
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May 26, 2023

Lynn George, President
Service Dog Project, Inc.
37 Boxford Road
Ipswich, MA 01938

THIRTY (30) DAY NOTICE TO QUIT

Dear Ms. George:

The undersigned represents your landlord, Carlene White.

Please take notice that your commercial tenancy at the real property known and numbered as 37 and 45 Boxford Road, Ipswich, Essex County, Massachusetts (hereinafter the "Premises") is hereby terminated at the end of the next month of your tenancy, namely, as of June 30, 2023.

You are also hereby notified to Quit and deliver up the Premises held by you as the tenant of Carlene White at the end of the next month of your tenancy, namely, as of June 30, 2023.

As you are well aware, Ms. White deems the purported written lease executed between herself and the Service Dog Project, Inc. ("SDP") dated October 14, 2014 to be a nullity and of no force and effect due to its failure to provide an enforceable description of the demised premises. As a result, SDP is deemed to be no more than a tenant-at-will from month to month.

Notwithstanding the foregoing and even assuming the subject October 14, 2014 lease to be a valid agreement between the parties, SDP has breached a number of the tenant's covenants thereunder, including those specific covenants mandating: (i) proper maintenance and repair of those areas and facilities used and/or occupied by SDP; (ii) prohibitions against waste, overload and nuisance; and, (iii) that SDP refrain from engaging in any action or conduct that would increase landlord's liability exposure under the lease.

Lynn George, President
Service Dog Project, Inc.
May 26, 2023
Page 2

After SDP was provided with written notice of the aforementioned breaches on April 11, 2023, it has failed to take adequate measures to cure and remedy the same within the twenty (20) day time period specified under Section 17.1 of the lease.

**HEREOF FAIL NOT OR I SHALL TAKE DUE PROCESS OF LAW TO
EJECT YOU FROM THE PREMISES HELD BY YOU AS THE TENANT OF
CARLENE WHITE.**

Any funds paid by you after this Notice: (i) shall be accepted for use and occupancy only and not for rent; (ii) shall not waive this Notice or any subsequent eviction proceedings; and, (iii) shall not create or reinstate any tenancy.

You are hereby notified to produce the original of this Notice at any trial for possession of the Premises.

Carlene White
By her attorney,



G. Shepard Bingham, Esquire

Certified Mail Return Receipt No. 7018 2290 0000 4516 1127