

NOTICE TO QUIT

TO: **Darshan Singh (aka Darsan Singh)**
Himmat Kaur Victoria, MA, LPC
Akal Kaur Weiting
Hari Simran Kaur (aka Charlotte Whyte)
3840 Baseline Road
Boulder, Colorado 80303
and all other occupants of the premises described below.

April 22, 2015

Pursuant to §§ 13-40-107 & 8-4-123, C.R.S., you are hereby notified, on behalf of the Landlord of the premises described below, that your tenancy of and/or license to occupy the residential premises at 3840 Baseline Road, Boulder, Colorado 80303, now occupied by you, is terminated as of the end of the next rental period, May 31, 2015.

You are accordingly notified to vacate said premises and surrender possession thereof not later than midnight of the 31st of May, 2015.

Address of Landlord:
P.O. Box 1003
Santa Cruz, NM 87567
Telephone Number:
508-254-0746

Sikh Dharma of Colorado, Inc., LANDLORD

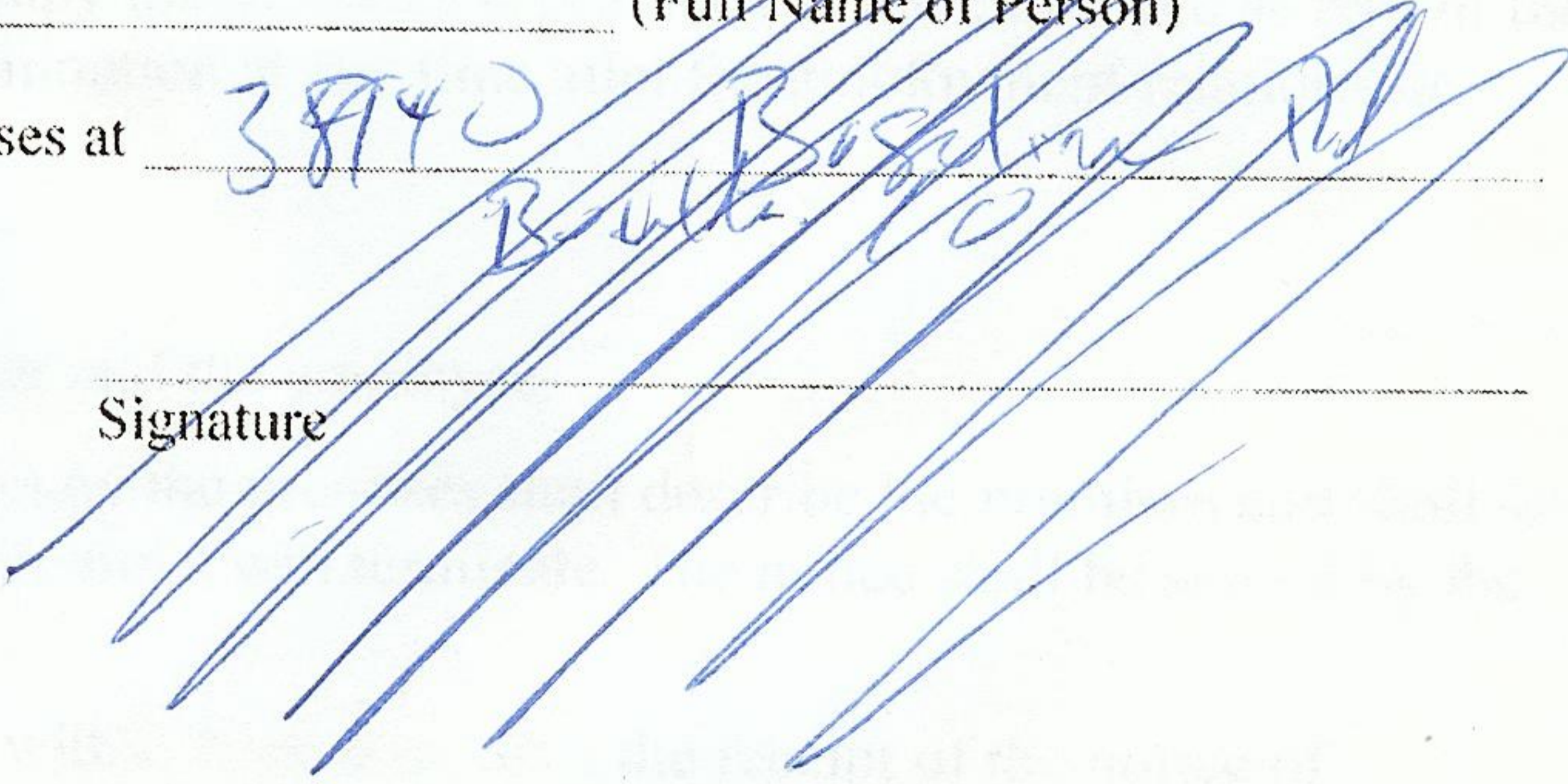

By Ronald D. Jung, Attorney for Landlord

CERTIFICATE OF SERVICE

I hereby certify that I served this Notice to Quit on 04/23/15 (date) in Boulder (County), Colorado by my selection below:

By leaving a true copy with _____ (Full Name) who is _____ the Tenant, _____ other person occupying such premises, or a _____ member of the tenant's family above the age of fifteen years and residing on or in charge of the premises _____ (Full Name of Person)

By posting in a conspicuous place on the premises at 3840 Baseline Rd
Boulder, CO

Signature 

NOTICE TO QUIT – § 13-40-107, C.R.S.

(1) A tenancy may be terminated by notice in writing, served not less than the respective period fixed before the end of the applicable tenancy, as follows:

- (a) A tenancy for one year or longer, ninety-one days;
- (b) A tenancy of six months or longer but less than a year, twenty-eight days;
- (c) A tenancy of one month or longer but less than six months, seven days;
- (d) A tenancy of one week or longer but less than one month, or a tenancy at will, three days;
- (e) A tenancy for less than one week, one day.

(2) Such notice shall describe the property and the particular time when the tenancy will terminate and shall be signed by the landlord or tenant, the party giving such notice or his agent or attorney.

(3) Any person in possession of real property with the assent of the owner is presumed to be a tenant at will until the contrary is shown.

(4) No notice to quit shall be necessary from or to a tenant whose term is, by agreement, to end at a time certain.

(5) Except as otherwise provided in section 38-33-112, C.R.S., the provisions of subsections (1) and (4) of this section shall not apply to the termination of a residential tenancy during the ninety-day period provided for in said section.

**TERMINATION OF OCCUPANCY
PURSUANT TO CONTRACT OF EMPLOYMENT – § 8-4-123, C.R.S.**

(2)(a) Pursuant to a written agreement meeting the requirements of paragraph (b) of this subsection (2), a license to occupy the premises entered into as part of an employee's compensation may be terminated at any time after the employment relationship ceases between an employer and employee. A termination of a license to occupy the premises shall be effective three days after the service of written notice of termination of a license to occupy the premises.

(b) An agreement made pursuant to this section shall be in writing and shall include the following:

- (I) The names of the employer and employee;
- (II) A statement that the license to occupy the premises is provided to the employee as part of the employee's compensation and is subject to termination at any time after the employment relationship ceases;
- (III) The address of the premises; and
- (IV) The signature of both the employer and the employee.

(c) The notice of termination of a license to occupy the premises shall describe the premises and shall set forth the time when the license to occupy the premises will terminate. The notice shall be signed by the employer or the employer's agent or attorney.

(3) If an employee fails to vacate the premises within three days after the receipt of the notice of termination of the license to occupy the premises, the employer may contact the county sheriff to have the employee removed from the premises. The county sheriff shall remove the employee and any personal property of the employee from the premises upon the showing to the county sheriff of the notice of termination of the license to occupy the premises and agreement pursuant to which the license to occupy the premises was granted.