



**SEVEN (7) DAY NOTICE TO TERMINATE LEASE  
FOR NON-PAYMENT OF RENT**

Date: 4/9/2024

From: Susan Heater, Property Manager  
The Duke Omaha  
201 N 46th St  
Omaha, NE 68132

To: Landing Living LLC  
301 N 46th St #2102

Omaha, NE 68132

RE: The Duke Omaha  
2102

PLEASE TAKE NOTICE that you have failed to pay rent for the above described premises in the amount listed below, which is now past due and owing and payable at The Duke Omaha, 201 N 46th St, Omaha, NE 68132 or The Lund Company, 450 Regency Parkway, Suite 200, Omaha, Nebraska 68114. If said rent is not paid by **certified funds and received within seven (7) days** from your receipt of this notice, your Rental Agreement will be considered automatically terminated and you shall immediately quit, vacate and surrender possession of the above described premises.

Termination of your Rental Agreement by this notice shall not dismiss or terminate your responsibility or liability or liability for reconditioning charges, attorney and court fees, return of keys, damages to the premises, damages resulting from your breach of your Rental Agreement or for any other amounts which may be due or payable under your Rental Agreement of as allowed by law.

Failure to comply with the terms of this Notice will result in legal proceedings being undertaken to effect recovery of the premises in addition to any other remedy available under law, including damages in the amount of three (3) months rent plus attorney's fees as provided for by Neb. Rev. State. 76-1437 (3) for remaining in possession of the premises after termination of the Rental Agreement without Landlord's consent.

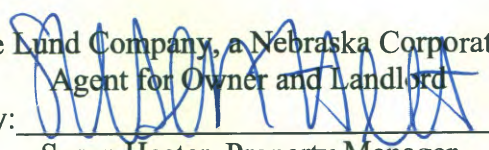
Because of the global pandemic, you may be eligible for temporary protection from eviction under the laws of your State, territory, locality, or tribal area, or under Federal law.

Learn the steps you should take now:

- Visit [www.cfpb.gov/eviction](http://www.cfpb.gov/eviction)
- Or call a housing counselor at 800-569-4287

Date: 4/9/2024

The Lund Company, a Nebraska Corporation,  
Agent for Owner and Landlord

By:   
Susan Heater, Property Manager

**TOTAL AMOUNT DUE: \$2,126.19 + An additional \$5.00/day will be applied until rent is received.**

Date notice was ☐ hand delivered, ☒ mailed, and ☒ left on apartment door: 04/09/2024

