

NOTICE OF LEASE TERMINATION

HAND-DELIVERED

December 9, 2018

J. Maben Hart
1644 SE 40th
Portland, OR 97214

Dear Maben,

I am concerned about the flooding potential in your room and have decided that it would be best to not risk damage to your personal goods and furnishings. This letter is official notice that I am terminating our month-to-month lease agreement effective February 15, 2019.

As I mentioned, the passive preventive measures that I have installed over the years are sufficient to handle typical Oregon winters. My concern is that we may be subject to fierce, climate-change driven storms this winter. Also, with my new, full-time job I will not be home to readily handle the water catchment system. The water catchment system is a crucial part of preventing flooding on the property. Ultimately I think the only long-term solution is to install a sump pump in the basement which will require the basement room to be empty. Should we get a fierce storm, the room may have water seep in. All of the above reasons, taken collectively, are the cause for the termination of our rental agreement

Recently you mentioned that you are planning to be away for a large part of January so I wanted to let you know immediately. Also, you have already paid January's rent (per our agreement) and I can offer no rent due for the two weeks in February.

I'm very sorry about this but cannot risk your discomfort or damage to your belongings.

Sincerely,

Bruce Marron
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