

## SCHEDULE 2

### NORTHERN TERRITORY OF AUSTRALIA

*Law of Property Act*

Section 137(5)

#### NOTICE TO REMEDY BREACH OF COVENANT

TO: *(insert name of lessee)*

the lessee of *(give address of leased premises) ("the premises")*.

With reference to the lease of the premises dated *(insert date of lease)* for a term of *(insert term of lease)* commencing on *(insert date of commencement)* and the covenant by the lessee *(state the nature of the covenant breach of which is complained of)* and the breach by you of that covenant I give you notice and require you to remedy that breach by *(set out remedy)*.

\*And I further require you to pay to me the sum of \$ *(insert amount)* as compensation for the breach already committed.

Dated:

Signed: *(to be signed by lessor)*

- NOTE:
1. The lessor is not entitled to re-enter or forfeit the lease in the event of the lessee failing to comply with this notice unless the lessor is authorised to do so by an order of the Supreme Court or the lessee abandons or voluntarily gives up possession of the premises (see section 137 of the *Law of Property Act*).
  2. If arrears of rent or other periodic payments are being claimed, it should be made clear the amounts involved and the periods to which they relate.

\* *add if compensation is claimed.*