To: <Insert name and address of lessee>

This NOTICE relates to the lease of <Insert description of the premises with reasonable certainty, for example, the address of the premises> , dated <Insert date>, for a term of <Insert term> commencing on the <Insert date> (the **lease**).

The Lessor <Insert name and address of lessor> gives you notice that it intends to refuse to <renew the lease / extend the term of the lease / sell the reversion> because of the following acts or omissions which constitute a breach under section 164(1)(c) of the *Property Law Act 2023*:

<Insert the details of the breach or breaches>

Under section 166 of the *Property Law Act 2023* you, or a designated person for the lease, may apply to the Supreme Court for relief against this refusal. An application for relief must be made within one month of you being given this notice.

You should seek independent legal advice about the refusal in this notice and its implications.

Dated: <Insert date>

Signed: *[Lessor]*