



April 23, 2007

Re: Premises:

at all rooms 2nd floor 208 Union Street, Brooklyn, NY 11231 Apt. No. 2nd Fl used for Business Dwelling purposes.

TO:

[JEANETTE PALMER & DAVID NICKERSON Tenant] and, "JOHN &/or JANE DOE" Undertenant* [208 Union Street, 2nd Fl Apt. Brooklyn, NY 11231 208 Union Street, 2nd Fl Apt. Brooklyn, NY 11231]

First name of Tenant and/or Undertenant being fictitious and unknown to petitioner, person intended being in possession of the premises herein described

or assigns, and every person in possession of the premises.

You are hereby notified that the Landlord elects to terminate your tenancy of the above described premises now held by you under monthly hiring. Unless you remove from the said premises on May 31, 2007

, the day on which your term expires, the Landlord will commence summary proceedings under the Statute to remove you from said premises for the holding over after the expiration of your term and will demand the value of your use and occupancy of the premises during such holding over.

The subject premises is not subject to the rent control of rent stabilization laws by reason of being located in a decontrolled dwelling under six families that became vacant since June 30, 1974, and prior to current tenant taking occupancy.

SANTO MATARAZZO & LUCIA MATARAZZO

Dated: Brooklyn, New York April 23, 2007

ELAINE SHAY, ESQ. Attorney for Landlord 195 Garfield Place Brooklyn, NY 11215 718-788-1010

X Santo Matarazzo Landlord By: Santo Matarazzo

Agent Address

* Use window envelope if mailed to tenant. Use ordinary envelope if mailed to undertenant.