

EXHIBIT J

LAW OFFICES OF  
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August 16, 2017

Ms. Sandy L Gallan-Goulette and Ms. Janice E. Gallan  
12 Oakland Street  
Mattapoisett, MA 02739

**14 DAY NOTICE TO QUIT-FOR NON-PAYMENT OF RENT**

Dear Ms. Gallan and Ms. Gallan:

Please be advised that you are hereby notified to quit and deliver up fourteen (14) days from the receipt of this notice the premises now held by you as my tenant, namely the premises occupied by you at:

**12 Oakland Street  
Mattapoisett, Massachusetts  
02739**

Hereof fail not, as I shall take due course of law to eject you from said premises. If you have a current lease agreement and have not received a notice to quit for non-payment of rent within the last twelve (12) months, you have the right to prevent termination of your tenancy by paying or tendering to your landlord, your landlord's attorney or the person to whom you customarily pay your rent, the full amount of the outstanding rent due on or before the day the answer (on the *Summary Process Summons and Complaint* form) is due in this eviction action commenced against you.

Be advised that you are in the arrears in the amount of **\$3,800.00** for overdue rent still due and payable by you. Said amount represents rental fees not paid for the following months:

**\$1,900.00** for the month of **July, 2017; and**  
**\$1,900.00** for the month of **August, 2017.**

**RESERVATION OF RIGHTS**  
**CLAUSE**

Please be further advised that to the extent your tenancy has not already been terminated by such prior notice(s), this notice shall serve to terminate your tenancy. If you have an eviction proceeding pending, this notice will stipulate additional grounds for your eviction and is not intended to reinforce a pending eviction matter, nor does this notice.

Slg  
09-19-2017

Exhibit J(2)

SUBJECT: FOURTEEN (14) DAY NOTICE TO QUIT FOR NON-PAYMENT OF RENT

TENANT: Ms. Sandy L Gallan-Goulette and

Ms. Janice E. Gallan

12 Oakland Street

Mattapoisett, MA 02739

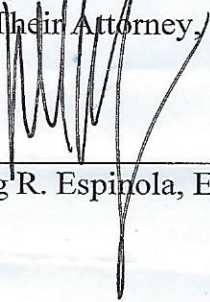
Date: August 16, 2017

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expressly or implicitly have the intent to reinstate or create a new tenancy on your behalf. In addition, the landlord/receiver expressly reserves his right to accept any money paid by you for your monthly use and occupancy fees, and by accepting these funds (any amount of which is tendered to landlord), the landlord does not expressly or implicitly have any intent to reinstate or create a new tenancy on your behalf.

Philip Frost and 2 Oaks LLC

By Their Attorney,



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Kreg R. Espinola, Esquire

Jg  
09-19-2017