

# RUFF LAW, P.C.

ANDREW N. RUFF, ESQ.  
Attorney at Law

November 14, 2025

## DELIVERED BY CONSTABLE/SHERIFF

Miss Lizzie's Coffee, LLC and Joseph Pereira  
240-242 South Second Street  
Fall River, MA 02721

2025 FEB -9 P 2:01

Dist. Filed

## NOTICE TO QUIT (30) DAY – COMMERCIAL EVICTION

Dear Miss Lizzie's Coffee, LLC and Joseph Pereira:

This office represents 1301 Fall River Holdings, LLC ("Landlord") who is the owner of the commercial property leased by Miss Lizzie's Coffee, LLC and Joseph Pereira (individually) located at 240-242 South Second Street, Fall River, Massachusetts (hereinafter the "Property"). You are hereby notified to quit and deliver up the premises which you occupy as a commercial tenant, to wit: The entire premises located at 240-242 South Second Street, Fall River, Massachusetts together with all appurtenances thereto on **January 1, 2026**.

If you remain in the above unit on the date specified for termination, we may seek to enforce termination only by bringing a judicial eviction, at which time you may present a defense; you may be required to pay court costs and attorney's fees if it is instituted.

You shall continue to be liable for monthly use and occupancy pursuant to your continued use and occupancy of the Premises. Any monies paid by you after the date of this notice shall be accepted solely for use and occupancy and not as rent, such payment shall not waive this notice or any subsequent eviction, nor shall such payment create or reinstate any tenancy, and such monies are received with the reservation of all rights under this notice to quit in any eviction proceedings.

You are hereby notified to produce this notice at any court where this case may be heard.

Respectfully submitted:

1301 Fall River Holdings, LLC

By its attorney



ANDREW N. RUFF