FICTIONAL SAMPLE · DRAFTED BY DEMANDLETTERHUB FROM A MADE-UP CASE FILE · NOT LEGAL ADVICE

PLEASE VERIFY BEFORE SENDING

Unverified AI draft. Every fact must be checked against the records before use. It is not legal advice. Fill in every [ADD: …] placeholder, set the demand amount, confirm anything marked [VERIFY], and delete this box before sending.

- Check New Jersey's required form and notice period before sending.
- Strict compliance: the Annex A (sight draft) and Annex B (statement) wording is quoted from standby_letter_of_credit.pdf p.1. Neither executed document is in the uploads. Both must be prepared with exactly that wording and signed before presentation.
- Originals: Amendment No. 1 and the credit require presentation of the original credit and the original amendment. The client's records note says both are in the company safe at 2100 Terminal Way (amendment_no_1.pdf p.1). Only copies were reviewed. Confirm the originals are retrieved and enclosed.
- Expiry and method: the credit's March 3, 2026 expiry was extended to June 30, 2026 by Amendment No. 1. The ledger was printed March 12, 2026, so the draw depends on the amendment. Presentation must be by hand delivery or courier at the 900 Harborview Plaza office on or before expiry. Fax and email are not permitted. Confirm the delivery method and bank hours.
- Amount: the demand amount is left blank. The ledger figures are copied as read and the totals must be checked. The client's March 12, 2026 instruction is in default_notice.pdf p.1. The amount in the sight draft, the statement and this letter must match.
- Late charges: Lease Section 5.4 allows a draw for "the amount unpaid" if Tenant fails to pay "any rent." Annex B refers to "amounts due under the Lease." Confirm that late charges can be included in the draw and in the certification.
- Signatory authority: Gregory Hale signs as Managing Member. Annex A requires an "authorized signatory" and Annex B an "authorized officer." Confirm his authority and the title used.
- Tenant's February 23, 2026 email asked the landlord to hold off on the draw, and the landlord replied on March 10, 2026 (default_notice.pdf p.1). The letter does not mention this. Consider whether any forbearance argument matters. The bank's duty is on the documents.
- Every [VERIFY] item below (credit terms, notice of discrepancy, New Jersey form, notice period, wrongful dishonor) needs attorney confirmation. The firm's address, letter date, recipient name, ZIP codes, payment instructions and response deadline are also missing.

Okonkwo Brandt LLP
[ADD: firm street address]

[ADD: city, state ZIP]
[ADD: phone] · [ADD: email]

[ADD: date]

VIA [ADD: hand delivery or courier; the credit does not permit fax or email] [VERIFY]

Palisade Trust Bank
Standby Letter of Credit Department
900 Harborview Plaza, 14th Floor
Kearsley, New Jersey [ADD: ZIP]

Re: Demand for Honor of Draw under Irrevocable Standby Letter of Credit No. SB-2025-00718, Beneficiary: Ironbound Logistics Park LLC, Applicant: Coastline Fulfillment Inc.

Dear Sir or Madam:

Introduction

We represent Ironbound Logistics Park LLC ("Beneficiary"), beneficiary of Irrevocable Standby Letter of Credit No. SB-2025-00718, issued by Palisade Trust Bank on March 3, 2025 for the account of Coastline Fulfillment Inc. ("Applicant") [standby_letter_of_credit.pdf p.1]. This letter accompanies Beneficiary's presentation under the credit and demands that Palisade Trust Bank honor it.

The credit

The credit's terms, as we read them, are:

- Date of issue: March 3, 2025 [standby_letter_of_credit.pdf p.1] [VERIFY]
- Amount: up to USD 250,000.00, which remains unchanged by Amendment No. 1 [standby_letter_of_credit.pdf p.1; amendment_no_1.pdf p.1] [VERIFY]
- Expiry: originally March 3, 2026, extended to June 30, 2026 by Amendment No. 1 dated January 15, 2026, at your office at 900 Harborview Plaza, 14th Floor, Kearsley, New Jersey [standby_letter_of_credit.pdf p.1; amendment_no_1.pdf p.1] [VERIFY]
- Presentation: available by payment against presentation of the stated documents at your office, by hand delivery or courier, on or before the expiry date. Presentation by fax or email is not permitted [standby_letter_of_credit.pdf p.1] [VERIFY]
- Partial and multiple drawings: permitted [standby_letter_of_credit.pdf p.1] [VERIFY]
- Amendment: Amendment No. 1 forms an integral part of the credit and must be presented with the original credit in any drawing. All other terms and conditions remain unchanged [amendment_no_1.pdf p.1] [VERIFY]
- Governing rules: the credit is subject to the International Standby Practices and, as to matters not covered, the law of the State of New Jersey [standby_letter_of_credit.pdf p.1] [VERIFY]

The underlying default

Beneficiary and Applicant are parties to an Industrial Lease dated February 20, 2025 for Building C, 2100 Terminal Way, Kearsley, New Jersey. The lease provides for base rent of $58,800.00 per month and additional rent of $3,340.00 per month, due on the first day of each month, and a late charge of 5% of any installment not paid by the 5th of the month [lease_excerpt_and_rent_ledger.pdf p.1]. Section 5.4 of the lease provides that, if Applicant fails to pay any rent when due, Beneficiary may draw on the letter of credit for the amount unpaid [lease_excerpt_and_rent_ledger.pdf p.1].

Applicant did not pay the rent and additional rent due December 1, 2025, January 1, 2026 and February 1, 2026. Beneficiary gave written notice of default on February 9, 2026, delivered by courier and signed for by Applicant's Chief Financial Officer [default_notice.pdf p.1]. Applicant made one partial payment of $20,000.00, received February 4, 2026 [default_notice.pdf p.1]. The rent due March 1, 2026 was also not paid [default_notice.pdf p.1; lease_excerpt_and_rent_ledger.pdf p.1]. Beneficiary's rent ledger, printed March 12, 2026, shows the following [lease_excerpt_and_rent_ledger.pdf p.1]:

Item	Amount (as read from the ledger)	Source
Unpaid rent and additional rent through March 2026	$228,560.00	lease_excerpt_and_rent_ledger.pdf p.1
Late charges	$12,428.00	lease_excerpt_and_rent_ledger.pdf p.1
Total past due as of March 12, 2026 (as read from the ledger)	**$240,988.00**	lease_excerpt_and_rent_ledger.pdf p.1

Beneficiary has made no prior drawing under the credit, and has received no discrepancy notice or other correspondence about the credit from your bank [amendment_no_1.pdf p.1]. Beneficiary does not seek the full credit amount. The credit permits partial drawings. Your obligation depends on the presentation of conforming documents, not on any dispute between Beneficiary and Applicant.

The presentation

Beneficiary presents the following documents, which the credit requires:

Required document	Wording required	Enclosed	Source
Beneficiary's sight draft drawn on Palisade Trust Bank, in the form of Annex A, marked "Drawn under Palisade Trust Bank Standby Letter of Credit No. SB-2025-00718."	"At sight, pay to the order of Ironbound Logistics Park LLC the sum of USD [amount in figures and words], drawn under Palisade Trust Bank Standby Letter of Credit No. SB-2025-00718." Dated and signed by an authorized	[ADD: executed sight draft with amount in figures and words]	standby_letter_of_credit.pdf p.1

Required document	Wording required	Enclosed	Source
	signatory of Beneficiary [VERIFY]		
Beneficiary's signed statement in the form of Annex B	"The undersigned, an authorized officer of Ironbound Logistics Park LLC, certifies that Coastline Fulfillment Inc. has failed to pay amounts due under the Lease dated February 20, 2025 between Ironbound Logistics Park LLC and Coastline Fulfillment Inc., and that the amount of USD [amount] drawn hereunder is due and owing to Beneficiary and has not been paid." [VERIFY]	[ADD: executed Annex B statement with amount and signer's name and title]	standby_letter_of_credit.pdf p.1
The original of the letter of credit and all amendments, for endorsement of any partial drawing	No statement wording required [VERIFY]	[ADD: confirm original Letter of Credit No. SB-2025-00718 and original Amendment No. 1 are enclosed]	standby_letter_of_credit.pdf p.1; amendment_no_1.pdf p.1

Demand

On behalf of Beneficiary, we demand that Palisade Trust Bank honor this presentation and pay [ADD: demand amount] by [ADD: response deadline] to [ADD: payment instructions]. Please endorse the original credit and Amendment No. 1 for the partial drawing and return them to us at the address above [VERIFY].

If Palisade Trust Bank contends that the presentation does not comply with the credit, we ask that it give us prompt written notice of each claimed discrepancy, so that Beneficiary may respond or cure within the credit's validity [VERIFY].

Governing rules

The credit states that it is subject to the International Standby Practices and, as to matters not covered, the law of the State of New Jersey [standby_letter_of_credit.pdf p.1]. This presentation is made under those rules and under the Uniform Commercial Code as adopted in New Jersey, to the extent applicable. Beneficiary reserves all rights and remedies against Palisade Trust Bank and Applicant.

[VERIFY: New Jersey required form, content, notice period and delivery method for this presentation]

[VERIFY: New Jersey rule on wrongful dishonor]

Please direct all communications about this presentation to the undersigned.

Sincerely,

Chidi E. Okonkwo
Okonkwo Brandt LLP

Enclosures: as listed in the presentation table above