

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This **CONTRACT OF LEASE** is made and executed at the City of Tandag, Surigao del Sur, this day of 03, oct. 2023, by and between:

JOSE REBOYON, represented by **LIZA R. REYES**, of legal age, Filipino, single/married, and a resident of Brgy. Malinao, General Luna, Surigao del Norte, herein referred to as the **LESSOR**;

-and-

ROSTON PAUL N. PAHIT, of legal age, Filipino, and a resident of Tandag City, Surigao del Sur, hereafter referred to as the **LESSEE**.

WITNESSETH:

THAT the LESSOR hereby leases unto the LESSEE of a portion of land, measuring an area of **200 Square Meters**, situated in Brgy. Malinao, General Luna, Surigao del Norte, identified Lot No. 2141-P, covered by Tax Declaration No. MF No. 91-0905-06173 containing an area of Five Hundred (500) Square Meters, copy of the said Sketch Plan is herewith attached;

The Parties hereby agrees under the following terms and conditions:

1. This term of lease is for **THREE (3) YEARS** from **September 1, 2023** to **September 1, 2026** inclusive. Upon its expiration, this lease may be renewed under such terms and conditions as our be mutually agreed upon by both parties, written notice of intention to renew the lease shall be served to the LESSOR not later than seven (7) days prior to the expiry date of the period herein agreed upon.

That if the LESSEE intends to stop the lease before the said term, LESSEE shall give the LESSOR written notice as herein provided of Lessee's intention to exercise said option at least one month (1) before the intended rent stop period. In the event prior notice is not given, the leases will automatically charge the next month.

2. The monthly rental of the leased premises shall be **FIFTEEN THOUSAND (P15,000.00) PESOS**, Philippine currency. The rent shall be paid by the LESSEE every 1st day of the month. It is expressly agreed and understood that the payment of the rental shall be made without the necessity of express demand and without delay on any ground whatsoever;

3. All the improvements within the premises that arise in the daily use of the property therein shall be for the sole account and expense of the **LESSEE**, without right of reimbursement. The same shall not be removed after the lessees vacate the premises;

4. The LESSEE is expressly prohibited to sublet the leased premises to any one, without the express consent of the LESSOR in writing;

5. All charges for water, light, gas, and telephone used within the premises shall be at the sole account of the **LESSEE**;

6. The LESSEE shall be responsible for the observance of sanitary and electrical regulations required or imposed by government authorities regarding the use and habitation of the leased premises;

7. All expenses for improvements of the property will be at the sole account of the lessee and shall not be deducted from his lease rentals. It cannot be removed upon expiration of lease;

8. Violation of any of the above terms and conditions will produce ipso facto the rescission of this contract of lease:

of _____ IN WITNESS WHEREOF, we have hereunto affixed our signatures on this 15 day
at Tandag City, Surigao del Sur, Philippines.

JOSE REBOYON

Lessor

Represented by:


LIZA R. REYES

Lessor
ID No.

ROSTON PAUL N. PAHIT

Lessee

IP No.

Signed in the presence of: Erika son D. CURE

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF SURIGAO DEL SUR)
CITY OF TANDAGI SS

BEFORE ME, a Notary Public for and in the Province of Surigao del Sur, this
15 SEP 2022, the above- named parties and their witnesses personally appeared and
known to me to be the same persons who executed the foregoing instrument and they
acknowledged to me that the same is their free act and deed.

This deed consists of two (2) pages including this page where the acknowledgment appears.

WITNESS MY HAND AND SEAL on the date and place above-written

DOC. NO. 322
PAGE NO. 66
BOOK NO. 178
SERIAL NO. 23



Republic of the Philippines
PROVINCE OF SURIGAO DEL NORTE
MUNICIPALITY OF GENERAL LUNA

TAX DECLARATION OF REAL PROPERTY

Reference No. : 16681

TD No. :	2017-07-0015-00331	Property Identification No. :	048-07-0015-016-03
Owner:	CAMINGUE, JOSEFINA N.	TIN:	
Address:	GENERAL LUNA, SDN	Telephone No. :	
Administrator/Beneficial User:	-	TIN:	
Address:	-	Telephone No. :	
Location of Property:	-,- (Number and Street)	MALINAO (Barangay/District)	GENERAL LUNA, SURIGAO DEL NORTE (Municipality & Province/City)
OCT/TCT/CLOA No. :		Survey No. :	-
CCT :		Lot No. :	2146
Date :		Blk. No.	-
Boundaries:	North: LOT # 2147-P East: BRGY. UNO South: SEASHORE West: LOT # 2144		

KIND OF PROPERTY ASSESSED :

LAND

MACHINERY Brief Description :

BUILDING No. of Storeys :

OTHERS Brief Description :

Brief Description :

Classification	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	0.686900	HA	48,120.00	COCONUT LAND	30%	14,440.00
Subtotal :						14,440.00

Total Market Value P 48,120.00 Total Assessed Value P 14,440.00

Total Assessed Value FOURTEEN THOUSAND FOUR HUNDRED FORTY AND 00/100

Taxable Exempt Effectivity of Assessment : 2018

Appraised and Assessed By: Recommended By: Approved By:

(SGD.) MA. GINA J. ESCOSURA

Administrative Aide III

(SGD.) EVELYN F. CONSISTENTE

Designated MA

(SGD.) VICTORIA O. EDER, REA

12/08/2017

Date

This declaration cancels TD No. : 2013-10-015-00294

Previous PIN : 048-10-015-16-003

Previous Owner : CAMINGUE, JOSEFINA N.

Previous Administrator :

Previous Area (sqm) : 6,869.00 Previous M.V. Php : 33,330.00 Previous A.V. Php : 8,700.00

CERTIFIED TRUE AND CORRECT

Evelyn F. Considente
EVELYN F. CONSISTENTE

MUNICIPAL ASSESSOR- DESIGNATE

Paid Under OR # : 8003758

Date Issued : January 14, 2025

Amount Paid : P 150.00

MEMORANDA: REVISED PURSUANT TO 5TH GENERAL REVISION UNDER SEC. 219 OF R.A. 7160
PER APPROVED PROVINCIAL TAX ORDINANCE NO. 01 SERIES OF 2012 (ETRACS PROJECT).

CERTIFIED
TRUE COPY

ASSESSOR'S OFFICE
MUNICIPALITY OF GENERAL LUNA
January 14, 2025

Requested by: ROFSTON HARDWARE & LUMBER TRADING Address : GENERAL LUNA, SDN

Purpose : FOR BUSINESS PERMIT

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an ordinance by the SANGGUNIANG PANLALAWIGAN under Ordinance No. 01, S. 2017 dated 2017-10-23. It does not and cannot by itself alone confer any ownership or legal title to the property.



Republic of the Philippines
PROVINCE OF SURIGAO DEL NORTE
MUNICIPALITY OF GENERAL LUNA

TREASURER'S OFFICE

REAL PROPERTY TAX CLEARANCE

Certification No. 202500826

TO WHOM IT MAY CONCERN :

This is to certify that the Real Property Tax Register of this office shows the following information for BASIC and SPECIAL EDUCATION FUND tax payment as viz:

DECLARED OWNER : CAMINGUE, JOSEFINA N.

ADDRESS : -

ADMINISTRATOR : -

-

TD NO.	LOCATION	KIND	LOT NO.	ASSESSED VALUE	AMOUNT PAID	O.R. NO.	O.R. DATE	PERIOD COVERED
2017-07-0015-00331	MALINAO	land	2146	14,440.00	259.92	8347617	01/06/2025	full 2025

This certificate is issued upon the request of ROFSTON HARDWARE & LUMBER TRADING for whatever legal purpose it may serve him/her best.

Given this **14th day of JANUARY, 2025** in the MUNICIPALITY OF GENERAL LUNA.

MARITES E. BARBA

MUNICIPAL TREASURER

By:

for: flag

LIM, NERIE B.

REVENUE COLLECTION CLERK

Affix Doc. Stamps

Certification Fee : **100.00**

Paid Under O.R. No. : **8003758**

Dated : **14-Jan-2025**

DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation, made and entered into by and between:

TEODULFO E. ESPEJON, of legal age, filipino, married, a resident of General Luna, Surigao del Norte, Philippines, hereinafter referred to as the DONOR;

- in favor of -

JOSE REBOYON, likewise of legal age, filipino, married, a resident of Brgy. Malinac, General Luna, Surigao del Norte, Philippines, hereinafter referred to as the DONEE;

WITNESSES

That the DONOR is the lawful owner and actual possessor of one (1) parcel of land situated at Brgy. Malinac, General Luna, Surigao del Norte, Philippines, with an area of 12,214 square meters, declared and registered under Real Property Tax Declaration No./ARP. No. 02397, with Cadastral Lot. No. 2147-P, Case No. CAD 789-D of General Luna & Pilar Cadastre, in the name of the late MANSUETO ESCOSURA, the grandfather of herein DONOR, the .

That FOR AND IN CONSIDERATION of the trust, fidelity, half, and affection shown upon the DONOR by the DONEE, and as an act of gratitude and liberality on his part, the DONOR hereby voluntarily GIVES, TRANSFERS and CONVEYS by way of donation, unto the DONEE, his heirs, successors and assigns, a portion of the above-described real property, together with all the improvements found therein, and more particularly described as follows:

A portion of Lot. No. 2147-P, Case No. CAD 789-D of General Luna & Pilar Cadastre, with an area of FIVE HUNDRED (500 s.m.) square meters.

North: Teoducio E. Escosura South: Brgy. Road
East: Teoducio E. Escosura West: Teoducio E. Escosura

That the DONOR affirms that this donation is not made with intent to defraud his creditors, and that he has sufficient funds and property reserved for himself and his obligations;

That the DONEE hereby accepts and receives this donation made in his favor by the DONOR, and hereby manifests his gratefulness for the latter's generosity and liberality;

That the subject real property is not registered in accordance with the Spanish Mortgage Law and the Land Registration Act, and hence, the parties hereto agree to register this instrument with the Office of the Register of Deeds of the Province of Surigao del Norte, in accordance with the provision of Sec. 134 of the Revised Administrative Code, as amended by R.A. 3344;

IN WITNESS WHEREOF, we have hereunto affixed our signatures this 30 th day of June, 2000 at General Luna, Surigao del Norte, Philippines.

TEODULFO E. ESPEJON
(Donor)

JOSE REBOYON
(Donee)

1. PACITA R. BIBULOS
(Witness)

2. JOSEFINA M. BONONO
(Witness)

(SEE ACKNOWLEDGMENT AT THE BACK)

Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
Provincial Agrarian Reform Officer
Surigao city

KASABUTAN

ALANG SA KASAYURAN SA TANAN:

KAMI ni TEODULFO ESPEJON ug JOSE REBUYON, pules hingked ang Panuigen ug lum uispye sa Surigao city ug Gen. Luna, Surigao del Norte, nagkasabot niining mesunsa di:

Nga a itugyan na pagbalik ni Mr. Jose Rebuyen ngadto kung EDNA ELLIOT ug sa mga hiers ni ELSIE RUIZ ang ilang bahin sa sa lupa nga ilang nasuned gikan sa ilang mga gihikanan ang kartunged sa pagtikad niini nga nahimutang sa Malinao, Gen. Luna, Surigao del Norte;

Nga si JOSE REBUYON magpabilin nga saop sa lupa nga gi-panag-iya ni TEODULFO ESPEJON ug sa iyang mga igseen ug sa kabahinan nila NIJUSTULIA ESPEJON ug ELMA ORALEJA;

Nga si TEODULFO ESPEJON nagpasalig nga siya na ang mag-paige sa unsa man nga dugang panagsabot-sabot nga pagahimeen tali sa iyang mga igseen ug nila ni EDNA ELLIOT ug Sa mga hiers ni ELSIE RUIZ may kalabutan sa naasey nga lupa;

Nga kini gihimo sa saop tungod sa hangye ni EDNA ELLIOT pinagki kung TEODULFO ESPEJON nga mae unang gisaligan sa pag-dumala sa naasey nga mga lupa human kini nila masuned gikan sa orihinal nga tag-iya nga siMANSUETO ESCOSURA;

Nga agi ug pagmatued kini ameng pagapirmahan sa ameng mga ngalan niining petsa 21, sa Nabyembre 2000 sa Surigao city Philippines.

Mr. TEODULFO E. ESPEJON
Administrator

Jose L. Rebuyen
Mr. JOSE L. REBUYON
Saop

Prepare by:

Brix A. Merlin
Legal Officer I

REPUBLIC OF THE PHILIPPINES
Municipality of General Luna)S.S.

AFFIDAVIT OF CORRECTION

We, JOSE REBOYON, of legal age, Filipino and resident of Barangay Malinao, General Luna, Surigao del Norte, herein represented by, LIZA R. REYES, of legal age, Filipino and resident of Barangay Malinao, General Luna, Surigao del Norte, and ROPSTON PAUL N. PAHIT, of legal age, Filipino, and resident of Tanday City, Surigao del Sur, Philippines having been duly sworn in accordance with law, hereby depose and state:

1. We are the lessor and lessee in a Lease Contract dated September 15, 2023 noted and entered in the Notarial Register of Atty. Andrei Atreza Andresan as Doc. No. 322, Page No. 66, Book No. 178, Series of 2023, pertaining to the property located at Barangay Malinao, General Luna, Surigao del Norte,
2. Upon reviewing the aforementioned Lease Contract, we have identified an error in the lot number of the property. The correct Lot Number is 2146-P, whereas the written lot number in the Lease Contract is erroneously stated as 2147-P;
3. We hereby affirm that the correct and accurate lot number of the property subject to the Lease Contract is 2146-P, and that the inclusion of the incorrect lot number, 2147-P, was a typographical error;
4. We declare under penalty of perjury that the information provided in this affidavit is true and correct to the best of our knowledge, belief, and understanding;
5. We request that this Affidavit of Correction be accepted as a valid and binding document to rectify the aforementioned error in the Lease Contract; and
6. We further affirm that all other terms and conditions of the Lease Contract, not affected by this correction, remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of November 2023 at General Luna, Surigao del Norte, Philippines.

JOSE REBOYON

Represented by:

LIZA R. REYES

Affiant

ROPSTON PAUL N. PAHIT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 21st day of November 2023 in General Luna, Surigao del Norte, Philippines, affiant exhibiting to me the following:

NAME	ID TYPE/NUMBER	DATE/PLACE ISSUED
LIZA R. REYES	TIN 742-007-617-002	
ROPSTON PAUL N. PAHIT	DRNERS LIC. NO. L09-18-064054	

Doc. No.: 450
Page No.: 1
Book No.: 178
Series of 2023

ATTY. JIM G. JOHN D. SULAPAS
Notary Public for and in the Island of Surigao
Notarial Commission No. 2022-03
Until December 31, 2024
Attorney's Roll No. 82010
IBP No. 266200 / 04 Jan. 2023 / Surigao del Norte
PTR No. 6621629 / 03 Jan. 2023 / Surigao del Norte
MCLR Compliance No.:
Admitted to Bar on 26 May 2022
as per MCLE Governing Board Order No. I, 1, 2008

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF SURIGAO DEL NORTE)
MUNICIPALITY OF GENERAL LUNA) S.S.

AFFIDAVIT OF OWNERSHIP

I, ROPSTON PAUL N. PAHIT, Filipino, of legal age, single, and with residence at Barangay Malinao, General Luna, Surigao del Norte, Philippines, hereby agree and undertake that:

1. I am the Owner/Sole Proprietor of **ROPSTON HARDWARE AND LUMBER TRADING** with business address at Barangay Malinao, General Luna, Surigao del Norte;
2. As the Owner/Sole Proprietor of the said business, I have full power and authority to do, execute, and perform any and all acts and things necessary to operate and manage the said business, including but not limited to, complying with all applicable environmental laws and regulations;
3. The said business is the owner of lawaan, mahogany, mangium, gemilina and yakal and equipment such as circular saw;
4. The said business has not been blacklisted or barred from bidding by the Government of the Philippines or any of its agencies; and
5. I am executing this Affidavit to attest to the truth of the foregoing facts and for whatever legal purpose it may serve, particularly for the requirements of the Department of Environment and Natural Resources (DENR) renewal of my registration my lumber dealer;

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of July 2025, in the Municipality of General Luna, Province of Surigao del Norte, Philippines.


ROPSTON PAUL N. PAHIT
Affiant
License No. L09-18-004-054

SUBSCRIBED AND SWORN to before me this 24th day of July 2025, in General Luna, Surigao del Norte, Philippines. Affiant exhibiting to me his competent proof of identity stated above.

Doc No. 342 ;
Page No. 71 ;
Book No. III ;
Series of 2025.


ATTY. SHERLAINNE ANN L. ANTEPASADO
Notary Public for and in the Island of Siargao
Notarial Commission No. PANP-2024-01
Until December 31, 2025
Roll No. 79291
IBP No. 485903/ 20 Dec 2024/ Surigao del Norte
PTR No. 7887760/ 07 Jan 2025/ Surigao del Norte
MCLE Exemption No. VIII-BEP003172
Tourism Road, Barangay 3-Pob., General Luna, Surigao del Norte