

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

I, **CRESTITA BRAO DURERO**, Filipino, of legal age, widowed, and resident of Barangay Pob. 2, Dapa, Surigao del Norte, hereinafter referred to as the **LESSOR**; and

TEOFREDO CABASAN PORPAYAS, JR., Filipino, of legal age, married and resident of Barangay Pob. 13, Dapa, Surigao del Norte, herein referred to as the **LESSEE**;

That the LESSOR hereby grants and lets unto the LESSEE and the latter hereby accepts to lease a portion of a certain parcel of land and more particularly described as follows:

"A parcel of Land (**Lot No. 1607, Case 2, Cad. 419-D**) situated at Tontonan, Barangay Osmeña, Dapa, Surigao del Norte containing an area of **0.923400 hectare**, more or less and bounded as follows: on the North by Lot No. 1608; East by Lot No. 1606; South by Lot No. 1604; and on the West by Provincial Road, and covered by Tax Declaration No. 2017-05-0024-00588 in the name of ARSENIO TESIORNA and Katibayan ng Orihinal na Titulo Blg. CARP2016002388 in the name of Heirs of TOMASA TESIORNA rep. by CRISTITA B. DURERO;

That the portion of land subject of this lease is with an area of 1,539 square meters, the metes and bounds of which are known to the herein parties;

That the term of this Contract of Lease shall be for a period of TEN (10) years starting from the date of execution of this contract and shall be renewable at the will of both parties;

That the monthly rental shall be FOUR THOUSAND PESOS (PhP4,000.00);

And the LESSEE, for and in consideration of this Contract of Lease, does hereby bind himself and promise to pay or cause to be paid unto the said LESSOR such monthly rental every first week of the month without need of further demand;

And it is hereby stipulated: That any fixed improvement made by the LESSEE in the above premises, and existing at the termination of the lease, shall remain as the property of the LESSOR;

That any improvement introduced by the LESSEE shall not be charged against the rentals;

That the LESSEE shall undertake to pay their monthly electric and water consumption, and any beautification/modification of the house shall be for their own account;

That the LESSOR shall pay the Real Property Tax of the leased lot and provide a copy of the tax clearance to the LESSEE;

That the LESSOR hereby guarantees the peaceful and uninterrupted occupancy of the leased premises and the period, terms and conditions of this contract will be respected in its entirety;

That this contract shall be complied with by the parties, their representatives, successors in interest, or assigns religiously and in good faith.

IN WITNESS WHEREOF, we have hereunto set our hands this 16th day of July, 2025 at Dapa, Surigao del Norte.


CRESTITA B. DURERO
Lessor
OSCA ID No. 15-3601


TEOFREDO C. PORPAYAS, JR.
Lessee
DL No. N26-14-002463

Signed in the presence of:

MERLINDA D. SALIGO _____

ACKNOWLEDGMENT

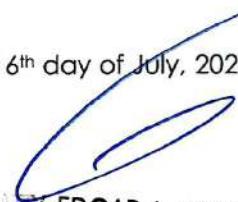
Republic of the Philippines)
Dapa, Surigao del Norte) S.S.

BEFORE ME, personally came and appeared the above-named persons with their competent evidences of identity as above-indicated; known to me to be the same persons who executed the foregoing Contract of Lease and they acknowledged to me that the same is their free and voluntary act and deed.

This instrument consisting of two (2) pages has been signed by the parties and their witnesses on each and every page thereof.

WITNESS MY HAND AND NOTARIAL SEAL this this 16th day of July, 2025 at Dapa, Surigao del Norte.

Doc No. 6588
Page No. 1281
Book No. 11
Series of 2025


Atty. EDGAR A. ESPARRAGO
Notary Public
Until December 31, 2025
Notarial Application No. PANP-2024-
PTR No. 8152561 3/24/25
ISPN Life Member No. 012068 8/13-1
Roll No. 38616

Republic of the Philippines)
Dapa, Surigao del Norte) S.S.

AFFIDAVIT OF OWNERSHIP

I, **TEOFREDO CABASAN PORPAYAS, JR.**, Filipino, of legal age, married, and resident of Barangay Pob. 13, Dapa, Surigao del Norte, after being duly sworn according to law, hereby depose and state that:

1. I am the same person who have caused the execution of this *Affidavit of Ownership*;
2. I am the sole proprietor and owner of a lumberyard located at Sitio Sta. Teresita, Barangay Osmeña, Dapa, Surigao del Norte and operating under the name and style **PORPAYAS FURNITURE TRADING**;
3. I am the registered owner of the lumberyard and is authorized to operate as such by the LGU of Dapa, Surigao del Norte and other government agencies;
4. I execute this affidavit in order to attest to the truth of the foregoing; to establish my ownership of **PORPAYAS FURNITURE TRADING**; and for all legal purposes it may serve;

IN WITNESS WHEREOF, I hereby affix my hand this 16th day of July, 2025 in Dapa, Surigao del Norte, Philippines.


TEOFREDO C. PORPAYAS, JR.
Affiant
DL No. N26-14-002463

SUBSCRIBED AND SWORN to before me this 16th day of July, 2025 at Dapa, Surigao del Norte, Philippines.



ATTY. EDGAR A. ESPARRAGO
Notary Public

Until December 31, 2025

Notarial Application No. PANP-2024-48

PTR No. 8152561 3/24/25

PNB Life Member No. 012068 8/13/10

Roll No. 38616

Doc. No. 6697
Page No. 1281
Book No. 11
Series of 2025



Republic of the Philippines
PROVINCE OF SURIGAO DEL NORTE
MUNICIPALITY OF DAPA

TAX DECLARATION OF REAL PROPERTY

Reference No. : 09511

| | | | |
|--------------------------------|---------------------------------|--|---|
| TD No. : | 2017-05-0024-00588 | Property Identification No. : | 048-05-0024-009-68 |
| Owner: | TESIORNA, ARSENIO | | |
| Address: | DAPA, SURIGAO DEL NORTE | | |
| Administrator/Beneficial User: | BRAO, TOMASA T. | | |
| Address: | DAPA, SURIGAO DEL NORTE | | |
| Location of Property: | TONTONAN (Number and Street) | BARANGAY OSMEÑA (Barangay/District) | DAPA, SURIGAO DEL NORTE (Municipality & Province/City) |
| OCT/TCT/CLOA No. : | | | |
| CCT : | | | |
| Date : | | | |
| Boundaries: North: | LOT # 1608 | | |
| East: | LOT # 1606 | | |
| South: | LOT # 1604 | | |
| West: | PROVINCIAL ROAD | | |

KIND OF PROPERTY ASSESSED :

| | |
|--|--|
| <input checked="" type="checkbox"/> LAND | <input type="checkbox"/> MACHINERY Brief Description : |
| <input type="checkbox"/> BUILDING No. of Storeys : | <input type="checkbox"/> OTHERS Brief Description : |
| Brief Description : | |

| Classification | Area | Area Type | Market Value | Actual Use | Assessment Level | Assessed Value |
|----------------|----------|-----------|--------------|--------------|------------------|----------------|
| AGRICULTURAL | 0.923400 | HA | 98,170.00 | COCONUT LAND | 30% | 29,450.00 |
| Subtotal : | | | 98,170.00 | | | 29,450.00 |

Total Market Value P 98,170.00 Total Assessed Value P 29,450.00

Total Assessed Value TWENTY NINE THOUSAND FOUR HUNDRED FIFTY AND 00/100

Taxable Exempt Effectivity of Assessment : 2018

Appraised and Assessed By:

Recommended By:

Approved By:

(SGD.) LYDIA D. REYES, MPA, REA
MUNICIPAL ASSESSOR

(SGD.) LYDIA D. REYES, MPA, REA
MUNICIPAL ASSESSOR

(SGD.) VICTORIA O. EDER, REA
PROVINCIAL ASSESSOR

12/22/2017
Date

This declaration cancels TD No. : 2013-07-024-00561

Previous PIN : 048-07-024-09-068

Previous Owner : TESIORNA, ARSENIO

Previous Administrator : BRAO, TOMASA T.

Previous Area (sqm) : 9,234.00 Previous M.V. Php : 119,200.00 Previous A.V. Php : 23,620.00

CERTIFIED TRUE AND CORRECT

RACHEL P. TEJAMO
TAX MAPRING ALICE/ I.C.O.

Paid Under OR # : 8325699-Z
Date Issued : July 17, 2025
Amount Paid : P 305.00

MEMORANDA: REVISED PURSUANT TO 5TH GENERAL REVISION UNDER SEC. 219 OF R.A. 7160
PER APPROVED PROVINCIAL TAX ORDINANCE NO. 01, SERIES OF 2017 (ETRACS PROJECT.)

**CERTIFIED
TRUE COPY**

MUNICIPAL ASSESSOR'S OFFICE
MUNICIPALITY OF DAPA
July 17, 2025

Requested by: CRISTITA DURERO

Address : DAPA, SURIGAO DEL NORTE

Purpose : REFERENCE

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
OFFICE OF THE CIVIL REGISTRAR GENERAL

CERTIFICATE OF LIVE BIRTH

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|---|------------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Province | SURIGAO DEL NORTE | | | Registry No. | 2025-587 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City/Municipality DAPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHILD | 1. NAME CRESTITA | (First) | (Middle) TESIORMA | (Last) BRAO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2. SEX (Male / Female) FEMALE | 3. DATE OF BIRTH | (Day) 28 | (Month) JULY | (Year) 1941 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4. PLACE OF BIRTH House No., St., Barangay) | (City/Municipality) DAPA | | | (Province) SURIGAO DEL NORTE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5a. TYPE OF BIRTH (Single, Twin, Triplet, etc.) SINGLE | 5b. IF MULTIPLE BIRTH, CHILD WAS (First, Second, Third, etc.) NOT APPLICABLE | 5c. BIRTH ORDER (Order of this birth to previous live births including fetal death) (First, Second, Third, etc.) SECOND | 6. WEIGHT AT BIRTH 3175 grams | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 7. MAIDEN NAME TOMASA | (Middle) | (Last) TESIORMA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. CITIZENSHIP FILIPINO | | | 9. RELIGION/RELIGIOUS SECT ROMAN CATHOLIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10a. Total number of children born alive 2 | 10b. No. of children still living including this birth 2 | 10c. No. of children born alive but are now dead 0 | 11. OCCUPATION HOUSEKEEPER | 12. AGE at the time of this birth (completed years) D.K. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. RESIDENCE (House No., St., Barangay) | (City/Municipality) DAPA | | | (Province) SURIGAO DEL NORTE | (Country) PHILIPPINES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FATHER | 14. NAME PELAGIO | (First) | (Middle) | (Last) BRAO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 15. CITIZENSHIP FILIPINO | 16. RELIGION/RELIGIOUS SECT ROMAN CATHOLIC | 17. OCCUPATION FARMER | 18. AGE at the time of this birth (completed years) D.K. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 19. RESIDENCE (House No., St., Barangay) | (City/Municipality) DAPA | (Province) SURIGAO DEL NORTE | (Country) PHILIPPINES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MARRIAGE OF PARENTS (If not married, accomplish Affidavit of Acknowledgement/Admission of Paternity at the back.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 20a. DATE (Month) (Day) (Year) DON'T KNOW | 20b. PLACE (City / Municipality) NOT APPLICABLE | (Province) | (Country) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21a. ATTENDANT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Physician | 2 Nurse | 3 Midwife | X 4 Hilot (Traditional Birth Attendant) | 5 Others (Specify) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21b. CERTIFICATION OF ATTENDANT AT BIRTH (Physician, Nurse, Midwife, Traditional Birth Attendant/Hilot, etc.) I hereby certify that I attended the birth of the child who was born alive at <u>DON'T KNOW</u> am/pm on the date of birth specified above. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signature _____ | | | | Address _____ NOT APPLICABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name in Print <u>DONT KNOW</u> | | | | Date _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Title or Position <u>HILOT</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22. CERTIFICATION OF INFORMANT I hereby certify that all information supplied are true and correct to my own knowledge and belief. | | | | 23. PREPARED BY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signature _____ | | | | Signature _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name in Print <u>CRESTITA T. BRAO-DURERO</u> | | | | Name in Print <u>ANGIE E. IJAPON</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Relationship to the Child <u>MYSELF</u> | | | | Title or Position <u>REGISTRATION OFFICER</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Address <u>SITIO STA. TERESITA, BRGY. OSMEÑA, DAPA, SURIGAO DEL NORTE</u> | | | | Date <u>APRIL 14, 2025</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date <u>APRIL 14, 2025</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24. RECEIVED BY | | | | 25. REGISTERED AT THE OFFICE OF THE CIVIL REGISTRAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signature _____ | | | | Signature _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name in Print <u>ANGIE E. IJAPON</u> | | | | Name in Print <u>ESTRELLA D. SAPURAS</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Title or Position <u>REGISTRATION OFFICER</u> | | | | Title or Position <u>MUNICIPAL CIVIL REGISTRAR</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date <u>APRIL 14, 2025</u> | | | | Date <u>APRIL 30, 2025</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REMARKS/ANNOTATIONS (For LCRO/OCRG Use Only) LATE REGISTRATION UNDER "BRAP" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TO BE FILLED-UP AT THE OFFICE OF THE CIVIL REGISTRAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>8</td><td>9</td><td>11</td><td>13</td><td>15</td><td>16</td><td>17</td><td>19</td><td>15</td><td>16</td><td>17</td><td>19</td><td>15</td><td>16</td><td>17</td><td>19</td><td>15</td><td>16</td><td>17</td><td>19</td> </tr> <tr> <td>0</td><td>1</td><td>0</td><td>8</td><td>1</td><td>1</td><td>3</td><td>6</td><td>0</td><td>8</td><td>0</td><td>6</td><td>7</td><td>0</td><td>7</td><td>0</td><td>1</td><td>0</td><td>8</td><td>1</td><td>1</td><td>3</td><td>6</td><td>0</td><td>8</td><td>0</td><td>6</td><td>7</td><td>0</td><td>7</td> </tr> </table> | | | | | | | | | 8 | 9 | 11 | 13 | 15 | 16 | 17 | 19 | 15 | 16 | 17 | 19 | 15 | 16 | 17 | 19 | 15 | 16 | 17 | 19 | 0 | 1 | 0 | 8 | 1 | 1 | 3 | 6 | 0 | 8 | 0 | 6 | 7 | 0 | 7 | 0 | 1 | 0 | 8 | 1 | 1 | 3 | 6 | 0 | 8 | 0 | 6 | 7 | 0 | 7 |
| 8 | 9 | 11 | 13 | 15 | 16 | 17 | 19 | 15 | 16 | 17 | 19 | 15 | 16 | 17 | 19 | 15 | 16 | 17 | 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0 | 1 | 0 | 8 | 1 | 1 | 3 | 6 | 0 | 8 | 0 | 6 | 7 | 0 | 7 | 0 | 1 | 0 | 8 | 1 | 1 | 3 | 6 | 0 | 8 | 0 | 6 | 7 | 0 | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

AFFIDAVIT OF ACKNOWLEDGMENT/ADMISSION OF PATERNITY

(For births before 3 August 1988)

(For births on or after 3 August 1988)

I/We, _____ and _____
 of legal age, am/are the natural mother and/or father of _____, who was
 born on _____ at _____.

I am / We are executing this affidavit to attest to the truthfulness of the foregoing statements and for purposes of acknowledging my/our child.

(Signature Over Printed Name of Father)

(Signature Over Printed Name of Mother)

SUBSCRIBED AND SWORN to before me this _____ day of _____ by
 and _____, who exhibited to me his/her
 CTC/valid ID _____ issued on _____ at _____

Signature of the Administering Officer

Position / Title / Designation

Name in Print

Address

AFFIDAVIT FOR DELAYED REGISTRATION OF BIRTH

(To be accomplished by the hospital/clinic administrator, father, mother, or guardian or the person himself if 18 years old or over.)

I, CRESTITA TESIORNA BRAO-DURERO, of legal age, single/married/divorced/widow/widower, with
 residence and postal address at SITIO STA. TERESITA, BRGY. OSMEÑA, DAPA, SURIGAO DEL NORTE
 after having been duly sworn in accordance with law, do hereby depose and say:

1. That I am the applicant for the delayed registration of:

my birth in DAPA, SURIGAO DEL NORTE on JULY 28, 1941
 the birth of _____ who was born in _____
 on _____

2. That I/he/she was attended at birth by DONT KNOW who resides at
NOT APPLICABLE3. That I am/he/she is a citizen of PHILIPPINES.

4. That my/his/her parents were married on _____ at _____
 not married but I/he/she was acknowledged/not acknowledged by my/his/her
 father whose name is _____

5. That the reason for the delay in registering my/his/her birth was _____.
NEGLIGENCE6. (For the applicant only) That I am married to URCESIO P. DURERO.

(If the applicant is other than the document owner) That I am the _____ of the said person.

7. That I am executing this affidavit to attest to the truthfulness of the foregoing statements for all legal intents and purposes.

In truth whereof, I have affixed my signature below this 14th day of APRIL 2025
 at DAPA, SURIGAO DEL NORTE, Philippines.

CRESTITA TESIORNA BRAO-DURERO

(Signature Over Printed Name of Affiant)

SUBSCRIBED AND SWORN to before me this 14th day of APRIL 2025, _____ at
DAPA, SURIGAO DEL NORTE, Philippines, affiant who exhibited to me his/her CTC/valid ID
 ID NO. 3280-6124-0963-4530 issued on _____ at DAPA, SURIGAO DEL NORTE

Signature of the Administering Officer

Position / Title / Designation

Name in Print

Address