

AUTHORIZATION

I hereby authorize the bearer, **MR. RAMEL N. VILLAROSA**, of legal age, Filipino to use my rented lot for his business for lumber buying or any other legitimate business operations as long as he will secure the necessary permits from Department of Environment and Natural Resources (DENR), Local Government Units (LGUs) and other government agencies concerned.

Further, he will shoulder all the necessary taxes and other expenses as required by the government.

Given this 1st day of July 2024 at Prosperidad, Agusan del Sur.


IRVIN D. BLANCADA

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT OF LEASE made and executed this 10th day of June, 2024 by and between:

I, JOCELYN D. DURAN, of legal age, Filipino citizen, widow, and presently residing at Purok-4, Poblacion, Prosperidad, Agusan del Sur, Philippines, hereinafter called the FIRST PARTY;

-and-

I, IRVIN D. BLANCADA, likewise of legal age, Filipino citizen, married, and a resident of Villa Cacacho, Mankilam, Tagum City, Philippines, hereinafter referred to as the SECOND PARTY;

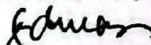
WITNESSETH:

1. That the LESSOR hereby leases and lets unto the LESSEE, a parcel of Agricultural land otherwise known as Lot No. 100-A, PSD-13-010411 (being portion of Lot 100 & 101, GSS-1000) having an area of SEVEN HUNDRED (700) square meters located at Barangay Awa, Prosperidad, Agusan del Sur, Philippines, and the LESSEE hereby accepts the lease of portion of the entire premises with approximately SEVEN HUNDRED (700) square meters herein referred to for BUSINESS USE ONLY, subject to the terms and conditions provided of this Contract of Lease;
2. That the lifetime of this Contract shall be for a definite period of fifteen (15) years, commencing from August 10, 2024 to August 10, 2039. This Contract may be renewed by the LESSEE provided that at least sixty (60) days before the expiration of the period herein stipulated, both parties shall agree with respect to the period, rental and other conditions of the new Contract;
3. That the monthly rental during the effectivity of this Contract shall be Five Thousand Pesos (Php5,000.00) and will increase 5% every two (2) years;
4. That the monthly rental shall be payable in cash every first day of the month;
5. That upon signing of this Contract, the LESSEE shall pay the LESSOR One Month Advance and One Month Deposit in a total of amount of Ten Thousand (Php10,000.00) Pesos;
6. That the LESSEE hereby acknowledges that the premises leased are in good and usable condition for the purpose for which the same has been leased;
7. That during the term of this lease, the LESSEE shall pay for the expenses for utilities, incurred from commencement of the Term, such as but not limited to electricity, water, which shall for the sole account of the LESSEE. The LESSEE shall hold for the LESSOR free and harmless from any and all claims, damage, actions, expenses or cost arising from non-payment or late payment of said utilities expenses;
8. That the LESSEE shall not in any way sub-lease the leased premises or any part thereof;
9. That the LESSEE hereby covenants that upon the termination of this Contract of Lease, it shall vacate the premises completely and not leave any furniture, fixtures or other property with the lease premises;

that no major or substantial improvements or alterations shall be made by the LESSEE without the written consent of the LESSOR. The improvements made which are permanent in character shall insure to the benefit of the LESSOR and be owned by the latter upon the termination of this Contract, without obligation to pay the LESSEE the value said improvements;

11. That the LESSOR shall designate the place where the LESSEE shall inscribe any sign or signboard pertaining to its establishment and the LESSEE shall not make expansion or improvements along the sidewalk, sign, painting, display of any advertisement without the prior written consent of the LESSOR;
12. Pre-Termination of Contract, upon pre-termination of the contract, Lessee shall inform the Lessor at least one (1) month prior its cease of contract;
13. Due to pre-termination of the contract, the one (1) months deposit shall be held accountable for Breach of Contract and liquidated damages. The lessee shall either use the vicinity only for one (1) month worth of Advance Deposit and is not subject for extension (VACATE IMMEDIATELY);
14. That if for violation of any of provisions of the Contract of Lease, the LESSOR shall resort to judicial proceeding for the rescission or termination of the Contract, or ejectment of the LESSEE and/r the sub-lessee, or to enforce any of his rights;
15. That incase of the failure of the LESSEE to pay the rental dues for two (2) days successive months, this lease of contract shall be deemed automatically terminated and the LESSEE shall vacate the premises on or before the last day of the second month, however, the LESSEE agrees to pledge forth with the LESSOR all furniture, equipment, fixtures, goods or merchandise and any other articles of values which may be found in the leased premises and not remove them from the leased premises until all rentals in arrears are unpaid;
16. That if any of the provisions of this Contract of Lease becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired;

IN WITNESS WHEREOF, the parties hereof have hereunto affixed their respective signatures on this 10th day of June, 2024 at Poblacion, Prosperidad, Agusan del Sur, Philippines.


JOCELYN D. DURAN

LESSOR


IRVIN D. BLANCADA

LESSEE

Signed in the presence of:

ACKNOWLEDGEMENT

Republic of the Philippines)

Province of Agusan del Sur) S.S.

Municipality Prosperidad)

X—————X

BEFORE ME, a Notary Public, for and in the Province of Agusan del Sur, this 10th day of June, 2024, personally appeared to me the parties with their Community Tax Certificate numbers, all known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same are their free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL, in the day, year and place above-written.

JUC. NO. ATI
AGE NO. 06
BOOK NO. VXJ
SERIES NO. 70M

ATTY. EDISEO S. DIAZ, JR.
NOTARY PUBLIC
TILL DECEMBER 31, 2025 Page | 2
PTR NO. 1051510
IBP NO. 366919
ROLL NO. 23307 - 3/10/71
NOTARIAL NO. 0010887

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission

OFFICE OF THE REGISTER OF DEEDS FOR THE

Original Certificate of Title

No. P-7582

Entered in accordance with section 122 of Act No. 496, of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 20th day of November, in the year nineteen hundred and seventy-three and spread in the records of the Bureau of Lands, as follows:

B. L. FORM NO. 28-13

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

FREE PATENT No. 551371

To All To Whom These Presents Shall Come, GREETING:

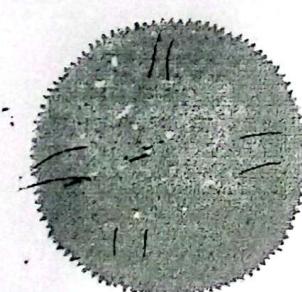
WHEREAS, JOSÉ DELA CRUZ, possessing all the qualifications required by law in the premises, has fully complied with all the conditions, requirements, and provisions of Republic Act No. 782 and Chapter VII of Commonwealth Act No. 141, as amended, governing the granting of free patents to native settlers, and is therefore, entitled to a free patent to the following described agricultural public land situated in the sitio of François, barrio of Awa, municipality of Prosperidad, province of Aguas del Sur, island of Mindanao, Philippines, containing an area of 15 hectares, 14 acres, 86 centares according to the official plat of the survey thereof, on file in the Bureau of Lands, 2 miles and described on the back hereof.

Now, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Republic Act No. 782 and Commonwealth Act No. 141, as amended, there is hereby granted unto the said JOSÉ DELA CRUZ, Filiberto, of legal age, married to Matilde Urbiztorio, an resident in barangay Prosperidad, Aguas del Sur the tract of land above-described.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said José dela Cruz and to his heirs and assigns forever, subject to the provisions of sections 118, 119, 121, 122, and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units, or institutions, the land hereby acquired shall be inalienable and shall not be subject to incumbrance for a period of five (5) years from the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of said period; that every conveyance of land acquired under the free patent provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; that it shall not be encumbered, alienated, or transferred to any person, corporation, association or partnership not qualified to acquire lands of the public domain under said Commonwealth Act No. 141, as amended; and that it shall not be subject to any encumbrance whatsoever in favor of any corporation, association or partnership except with the consent of the grantee and the approval of the Secretary of Agriculture and Natural Resources and solely for educational, religious or charitable purposes or for a right of way; and subject finally to all conditions and public easements and servitudes recognized and prescribed by law especially those mentioned in sections 109, 110, 111, 112, 113, and 114 of Commonwealth Act No. 141, as amended, and the right of the Government to administer and protect the timber found thereon for a term of five (5) years from the date of this patent, provided, however, that the grantee or heirs may cut and utilize such timber as may be needed for his or their personal use.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FIDEL V. JUAN, President of the Philippines, have caused these letters to be made patent, and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at the City of Manila on this, the _____ day of NOV. 20 1973 in the year of Our Lord one thousand nine hundred and _____.



BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES
ARTURO R. TANCO, JR.
SECRETARY OF AGRICULTURE AND
NATIONAL RESOURCES
Undersecretary of Agriculture and
Natural Resources

Transcribed in the "Registration Book" for the Province of Aguas del Sur, pursuant to the provisions of section 41 of Act No. 496, on the _____ day of NOVEMBER, nineteen hundred and seventy-three 1973 m.

Awa, Prosperidad, Aguas del Sur

(Owner's Postal Address)

PRO. R. CRUZ, Jr.

Register of Deeds