

CONTRACT OF LEASE

KNOW ALL MEN BY THESE BY THESE PRESENTS:

This Contract of Lease is made and executed by and between:

ROSEMARIE C. BISAYA, Filipino, of legal age, married and residing at Don Albino, Taruc, Socorro, Surigao del Norte, Philippines, hereinafter referred to as LESSOR.

and-

ROEL B. BISAYA, Filipino, of legal age, married and a resident of Socorro, Surigao del Norte, hereinafter referred to as LESSEE.

WITNESSETH:

WHEREAS, the lessor is the owner of the residential building declared in her name and a portion of lot under **Lot No. 411** with the total area of 1,142 square meters situated at Rizal, Socorro, Surigao del Norte under Tax Declaration Number 2017-0003-00423 still in the name of Deolenilo Quirido but such portion (696 sqm) is already sold to the herein lessor, Rosemarie C. Bisaya in an Extrajudicial Settlement of Estate with Deed of Absolute Sale of Residential Lot and Building;

WHEREAS, the lessee desires to lease the said residential building, and the lot measuring **696 square meters**, the subject of the lease contract (the purchased portion) and all the improvements therein; and the parties, the lessor and the lessee, agree to lease and the latter to pay the rent the same under the following terms and conditions:

1. **EFFECTIVITY:** This contract of lease shall take effect beginning this day and up until July 19, 2030. The lessor has the option to renew this contract for another five (5) years;
2. **RENTALS:** The herein lessee shall pay Three Thousand Pesos (P3,000.00) as monthly rentals, due and payable every 19th day of the month beginning July 19, 2025, thereafter. Upon the signing and execution of this contract, the lessee shall pay the following:
 - a. One month deposit equivalent to Three Thousand Pesos (P3,000.00), which shall be returned to the lessee at the end of this lease. However, if there are unpaid bills, or there are damages caused by or inflicted to the leased property, this deposit shall be held answerable to the same, and the lessor has the right to apply the said deposit as payment for unpaid rentals and damages without obtaining the approval of the lessees;
 - b. One (1) month advance rental equivalent to Three Thousand Hundred Pesos (P3,000.00).

3. **INCREASE OF RENTALS:** After the expiration of this contract of lease, the parties shall negotiate the new terms and conditions of the lease, particularly the amount of monthly rentals to be paid by the lessor to the herein lessee.
4. **CONSENT NECESSARY:** The leased premises cannot be subleased by the lessee without written consent and authority of the lessor, or can the lessee introduce any kind of improvement in the leased premises without the written consent and approval of the lessor;
5. **LIMITATION:** The lessee is prohibited from using the leased premises as boarding house and/or bedspace and only the lessee, his children and authorized staff or crews or helpers may be allowed to stay in the leased premises but solely as lumberyard;
6. **BILL FOR OTHER SERVICES:** The lessee shall pay charges for electric bill or water bill, if any, in the leased premises;
7. **VISIT:** The lessor or his agents are allowed to enter the leased premises to visit or view the condition of the leased premises on any day during reasonable hours;
8. **SURRENDER FOR PREMISES:** The lessee should surrender or yield up quietly and peacefully to the lessor the leased premises at the leased termination of this leased contract, in the same condition as they shall found the leased premises;
9. **COMPLIANCE WITH REGULATION:** The lessee shall comply with any and all laws, ordinances, regulations, orders of the Local Government Unit of Socorro and other laws required by the government;
10. **IMPROVEMENTS:** The lessee shall be allowed to make any alterations or changes in the electrical installations or in any other improvement within the leased premises without the prior written authority and consent of the lessor. At the end of this lease, any improvements shall belong to and shall be owned by the lessee. The lessee hereby expressly acknowledges that the leased premises are in good tenantable condition when the leased property is delivered to him, and hereby agrees and binds himself to undertake at his exclusive expenses all repairs, necessary otherwise, such as those


which are to maintain the same in good and commercial condition;

11. **IN CASE OF BREACH OF THIS LEASE AGREEMENT:** In case of breach by the lessee of any of the terms of this contract, the lessor has the right to eject the lessee from the premises and to collect and recover from him all arrearages and damages, if there are any;


NOW THEREFORE, for and in consideration of the foregoing terms and conditions and of the consideration, due and payable as herein provided, the parties herein have agreed, as they do hereby agree, commit and bind themselves to comply strictly and faithfully with all the terms and conditions of this contract of lease.

IN WITNESS WHEREOF, we have hereunto set our hands this July 18, 2025 at Socorro, Surigao del Norte, Philippines.


ROSEMARIE C. BISAYA
LESSOR


ROEL B. BISAYA
LESSEE

Signed in the presence of:


Pangatungan Randy


Marivic C. Bisaya

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

Siargao Islands) s.s

At Socorro, Surigao del Norte, Philippines, on this 18th
day of July, 2025 personally appeared:

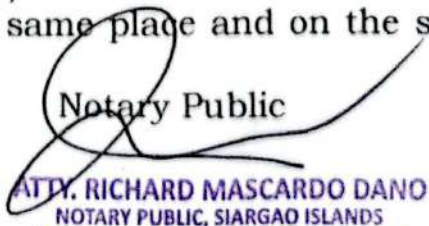
Name	Competent Proof of Identity
ROSEMARIE BISAYA	National ID /PRC
ROEL B. BISAYA	National ID 2750 2608 9064 1971

All known to me to be the same persons who executed the foregoing instrument and acknowledged that the same is their free act and voluntary deed.

This instrument consists of three (3) pages, including the page where this acknowledgment is written, sealed by my notarial seal, and relates to a CONTRACT OF LEASE OF HOUSE AND LOT (LUMBERYARD).

WITNESS MY HAND at the same place and on the same date above written.

Doc. No. 221 ;
Page No. 45 ;
Book No. III ;
Series of 2025


Notary Public

ATTY. RICHARD MASCARDO DANO
NOTARY PUBLIC, SIARGAO ISLANDS
TARUC, SOCORRO, SURIGAO del NORTE
ROLL No. 56307, 29 APRIL 2009
PTR No. 8069627, 09 JAN 2025
IBP No. 018269 LIFETIME / MCLE VIII
TIN: 268-517-172-000

Republic of the Philippines)
Surigao del Norte)Sc
X /

AFFIDAVIT OF OWNERSHIP OF LUMBERYARD

I, **ROEL B. BISAYA**, of legal age, married, Filipino citizen, and resident of Barangay Don Albino Taruc, Socorro, Surigao del Norte, Philippines, under oath declare:

1. That I am the same person mentioned above who have caused the execution and preparation of this affidavit;
2. That I am the owner of a lumberyard situated at Rizal, Socorro, Surigao del Norte;
3. That I constructed such lumberyard in August 2024 and it is still in good condition today;
4. That such building where my lumberyard is located is already sold to my daughter Rosemarie C. Bisaya, but still declared under my name Roel B. Bisaya in a Tax Declaration Number 2017-18-0003-01893;
5. That I am executing this sworn statement to establish the fact that I am still the owner of the lumberyard temporarily until the full ownership is transferred to my daughter and for whatever legal purpose this may serve.

In witness whereof, I have hereunto set my hand this July 18, 2025 at Socorro, Surigao del Norte, Philippines.

RB

ROEL B. BISAYA
Affiant

Subscribed and sworn to before me this July 18, 2025 at Socorro, Surigao del Norte, Philippines. Affiant exhibited to me his Competent Proof of Identity.

Doc. No. 222
Page No. 45
Book No. 111
Series of 2025

[Signature]
ATTY. RICHARD MASCARDO DANO
NOTARY PUBLIC, SIARGAO ISLANDS
TARUC, SOCORRO, SURIGAO del NORTE
ROLL No. 56307, 29 APRIL 2009
PTR No. 8069627, 09 JAN 2005
IBP No. 018269 LIFETIME / MCLE VII
TIN: 283-517-172-000

**EXTRAJUDICIAL SETTLEMENT OF ESTATE
WITH DEED OF ABSOLUTE SALE OF RESIDENTIAL LOT
AND BUILDING**

KNOW ALL MEN BY THESE PRESENTS:

This Extrajudicial Settlement with Deed of Sale of Residential Lot and Building, made and entered into by and among:

THE HEIRS of LORETA O. QUIRIDO, namely:

DEOLENILO C. QUIRIDO;

OMAR O. QUIRIDO, FLORDELIZ Q. ELANDAG and ARNEL O. QUIRIDO;

All of legal ages, Filipinos and are residents of Socorro, Surigao del Norte, hereinafter referred to as Heirs,

-and-

DARYL R. BUNTAD AND CHERRY M. BUNTAD both of legal age, married to each other, hereinafter referred to as Vendors-Building;

-and-

RANDY RUAYA PANGATONGAN ANG ROSEMARIE CAWALING BISAYA, of legal age, and are residents of Socorro, Surigao del Norte, hereinafter called the Vendees.

WITNESSETH:

TECHNICAL DESCRIPTION OF THE RESIDENTIAL LOT

A parcel of residential lot described under Tax Declaration No. 2017-18-0003-00423 with the total area of 1,142 square meters situated at Poblacion Rizal, Socorro, Surigao del Norte under Lot No. 411, in the name of DEOLENILO QUIRIDO and is bounded on the North by 412-P, East by Sea; South by Lot No. 410 and West by Road;

SOLD PORTION: 696 SQUARE METERS, as reflected in the sketch map and is already possessed by the herein vendee.

RESIDENTIAL BUILDING

A residential building owned by the Spouses Daryl Ruaya Buntad and Cherry Mondragon Buntad now declared and possessed by the herein vendees;

The sellers of the residential lot are the compulsory heirs of LORETA QUIRIDO, who died intestate and without unpaid debts, leaving their conjugal residential lot described above.

The parties hereto being all of age and with full civil capacity to contract, hereby by these presents agree to divide and adjudicate, as they hereby divide and adjudicate, among themselves, the above-described real residential lot 50% to Deolenilo Quirido and 50% among themselves.

WITNESSETH FURTHER:

9/ For and in consideration of the amount of THREE HUNDRED THOUSAND PESOS (P300,000.00), Philippine Currency, paid to the herein vendors, all of legal age, Filipino, and are residents of their respective places above, the vendors hereby SELL, TRANSFER and CONVEY by way of ABSOLUTE SALE unto RANDY R. PANGATONGAN ANG ROSEMARIE C. BISAYA, their heirs, successors-in-interests or assigns, the above-mentioned residential lot and building, including the improvements found thereon free from liens and encumbrances.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands this 8/18/2025 in Socorro, Surigao del Norte, Philippines.

DEOLENILO C. QUIRIDO

Vendor

ID No. on-file

OMAR O. QUIRIDO

Vendor

ID No. on-file

FLORDELIZ Q. ELANDAG

Vendor

ID No. on-file

ARNEL O. QUIRIDO

Vendor

ID No. on-file

DARYL R. BUNTAD

Vendor-Building

ID No. on-file

CHERRY M. BUNTAD

Vendor-Building

ID No. on-file

RANDY R. PANGATUNGAN

Vendee

ID No. on-file

ROSEMARIE C. BISAYA

Vendee

ID No. on-file

Signed in the presence of:

GELSON S. BUNTAD

Witness 1

ROEL B. BISAYA

Witness 2

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

City of Surigao) s.s

At Surigao City, Philippines, on this Aug 18, 2025 personally appeared the VENDORS and the VENDEEs, with their respective proof of identity per data indicated above, known to me to be the same persons who executed the foregoing instrument and acknowledged that the same is their free act and voluntary deed.

This instrument consisting of two (2) pages, including the page where this acknowledgment is written, sealed by my notarial seal, and relates to EXTRAJUDICIAL SETTLEMENT WITH DEED OF ABSOLUTE SALE OF RESIDENTIAL LOT AND BUILDING.

WITNESS MY HAND at the same place and on the same date above written.

Doc. No. 842

Page No. 169

Book No. IX

Series of 2025

ATTY. RICHARD MASCARDO DANO

NOTARY PUBLIC, SIARGAO ISLANDS

TARUC, SOCORRO, SURIGAO del NORTE

ROLL No. 56307, 29 APRIL 2009

PTR No. 8069627, 09 JAN 2025

ISP No. 018269 LIFETIME / MCLE VIII

TIN: 268-517-172-000

Republic of the Philippines)
Siargao)
X_____ /

JOINT-AFFIDAVIT OF TWO DISINTERESTED PERSONS

WE, **ROSEMARIE C. BISAYA AND ROEL B. BISAYA**, both of legal age, Filipino, and are residents of Socorro, Surigao del Norte, after having been sworn to under the law, depose and say:

1. That we are the same persons mentioned above who have caused the preparation and execution of this affidavit;
2. That we are the parties of a contract of lease we entered, the former being the lessor while the latter is the lessee;
3. That the subject of the lease, a portion of Lot 411 where the building is erected is still in the name of DEOLENILO C. QUIRIDO under Tax Declaration Number 2017-18-0003-00423 while the building is already in the name of Rosemarie Bisaya;
4. And, as such, we are executing this Affidavit to establish such facts and for whatever legal purpose this may serve;


FURTHER AFFIANT SAYETH NAUGHT for now.

IN WITNESS WHEREOF, we have hereunto set our hands this Aug 4, 2015, in the Socorro, Surigao del Norte, Philippines.


ROEL B. BISAYA

Affiant

ID No. 2750 - 2608 - 9064 - 1771


ROSEMARIE C. BISAYA

Affiant

ID No. 011 - 8023 913 - 0

Subscribed and sworn to before me this 8/4/2015 at Socorro, Surigao del Norte, Philippines. Affiant exhibited to me their competent proofs of identity.

Doc No. 452

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Book No. IV

Series of 2015


ATTY. RICHARD MASCARDO DANO
NOTARY PUBLIC, SIARGAO ISLANDS
TARUC, SOCORRO, SURIGAO DEL NORTE
ROL No. 56307, 29 APRIL 2009
PTR No. 8069627, 09 JAN 2005
IOP No. 018269 LIFETIME / DALE VIII
TIN: 268-517-172-000