

## 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 09, 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-

**ROPSTON 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. AMP No. 93-09015-0613 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 1<sup>st</sup> 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;







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

# TAX DECLARATION OF REAL PROPERTY

TD No. : **2017-07-0015-00331** Property Identification No. : **048-07-0015-016-03** Reference No. : **16681**

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** **GENERAL LUNA, SURIGAO DEL NORTE**  
(Barangay/District) (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

☐ BUILDING No. of Storeys : \_\_\_\_\_

Brief Description : \_\_\_\_\_

☐ MACHINERY Brief Description : \_\_\_\_\_

☐ OTHERS 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 :			48,120.00			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**

**(SGD.) EVELYN F. CONSISTENTE**

**(SGD.) VICTORIA O. EDER, REA**

**12/08/2017**

Administrative Aide III

Designated MA

Provincial Assessor

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

*E. Consistente*  
**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: [Signature]*

**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. Malinao, General Luna, Surigao del Norte, Philippines, hereinafter referred to as the DONEE;

WITNESSETH

That the DONOR is the lawful owner and actual possessor of one (1) parcel of land situated at Brgy. Malinao, 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.02392, 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. 194 of the Revised Administrative Code, as amended by R.A. 3344;

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

TEODULFO E. ESPEJON  
(Donor)

JOSE REBOYON  
(Donee)

SIGNED IN THE PRESENCE OF:

1. PACITA R. HIBULOS  
(Witness)

JOSE REBOYON  
JOSEFINA M. BONOMO  
(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 ulopye sa Surigao city ug Gen. Luna, Surigao del Norte, nagkasabet niining mesuna di:

Ng a itugyan na pagbalik ni Mr. Jose Rebuyon ngadto kang EDNA ELLIOT ug sa mga hbars ni ELSIE RUIZ ang ilang bahin sa sa lupa nga ilang nasuned gikan sa ilang mga gihikanan ang katunged sa pagtikad niini nga nahimutang sa Malinao, Gen. Luna, Surigao del Norte;

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

Nga si TEODULFO ESPEJON nagpasalig nga hiya na ang mag-paigo sa unsa man nga dugang panagsabet-sabet nga pagahimeen tali sa iyang mga igseen ug nila ni EDNA ELLIOT ug sa mga hbars ni ELSIE RUIZ may kalabutan sa naasey nga lupa;

Nga kini gihimo sa saep tunged sa hangyo ni EDNA ELLIOT pinaagi kang TEODULFO ESPEJON nga maoy unang gisaligan sa pagdumala sa naasey nga mga lupa human kini nila nasuned gikan sa orihinal nga tag-iya nga si MANSUETO ESCOSURA;

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

Mr. TEODULFO E. ESPEJON  
Administrador

Jose L. Rebuyon  
Mr. JOSE L. REBUYON  
Saep

Prepare by:

Brix A. Merlin  
BRIX A. MERLIN  
Legal Officer I



**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 Areza 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 21<sup>st</sup> 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 21<sup>st</sup> 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	TW 742-607-617-000	
ROPSTON PAUL N. PAHIT	DRIVERS LIC. NO. 009-18-064054	

Doc. No.: 450  
Page No.: 30  
Book No.: 178  
Series of 20: 23

**ATTY. JIM JOHN D. SULAPAS**  
Notary Public for and in the Island of Siargao  
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  
MCLB Compliance No.:  
Admitted to Bar on 26 May 2022  
as per MCLB Governing Board Order No. 1, s. 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 24<sup>th</sup> 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 24<sup>th</sup> 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. SHERLAINE ANN 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