

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This contract is entered into by and between:

**GEANICA N. GARCIA**, of legal age, Filipino, married and a resident of Blk 1, Lot 26, Saharaville Subdivision, Brgy Southern Davao, Panabo City, Davao del Norte, herein referred to as the LESSOR;

- and -

**EMIE GRACE C. SAGAYNO** likewise of legal age, Filipino, married and a resident of \_\_\_\_\_, Panabo City, Davao del Norte, Philippines doing business,, herein referred to as the LESSEE.

WITNESSETH

WHEREAS, the LESSOR is the absolute owner of a certain parcel of lot embraced by Transfer Certificate of Title No. 142-2020007174 situated at Brgy New Visayas, Panabo City, Davao del Norte, Philippines;

WHEREAS, the LESSEE desire to lease the said property which the LESSOR hereby agrees, subject to the following terms and conditions to wit:

1. That the lease rental shall be **FOUR THOUSAND PESOS (Php. 4,000.00)** payable per month;
2. That the term shall be period of One (1) year effective this January 28, 2024, renewable for another period. Should the LESSEE desires subject, however, to another terms and conditions;
3. That the LESSEE shall pay to the LESSOR a deposit of equivalent to One (1) month deposit amounting **FOUR THOUSAND PESOS (Php. 4,000.00)** and One (1) month advance rental of **FOUR THOUSAND PESOS (Php. 4,000.00)**. The said deposit shall not be reimbursable to the LESSEE upon termination of this contract;
4. That if either of the parties desires to terminate this contract before its expiration date, either give an advance notice of at least Thirty (30) days before the termination;
5. That the LESSOR shall observe cleanliness and peacefulness inside the leased premises and shall not make sort of distraction that causes disturbance to the neighbors;
6. The LESSEE agrees not to undertake any renovations on the leased premises and will not install any fixtures, including but not limited to hanging cabinets, without prior written consent from the LESSOR;
7. That the LESSEE should not store combustible materials inside the leased premises; or anything that can cause damage to the leased premises and its nearby areas;
8. The LESSEE shall be responsible for shouldering the Electricity Bill, Water Bill, Solid Waste Management Fee associated with the occupancy of the leased premises; The leased premises are equipped with individual electricity and water meters. The LESSEE shall be responsible for the accurate and timely payment of the utility bills based on the readings from these meters.
9. That violation of any of the terms and conditions herein stated shall be valid ground for termination of this contract of lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands of this \_\_\_\_\_, at Panabo City, Philippines;

**GEANICA N. GARCIA**  
Lessor  
Driver’s License: L20-22-301035

**EMIE GRACE C. SAGAYNO**  
Lesee  
PAGIBIG ID 1211-9965-7524