

CONTRACT OF LEASE

KNOW ALL MEN BY THIS PRESENTS:

This agreement executed and entered into by and **between KRIA CELESTINE A. MANGLAPUS**, of legal age, Filipino citizen, single and a resident of 324 Narag St., Carig Sur, Tuguegarao City, Cagayan herein referred to as the LESSOR

-and-

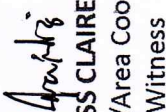
PHILIPPINE COCONUT AUTHORITY (PCA), a government corporation organized by virtue of the Presidential Decree 1468 as amended, with main office at Diliman, Quezon City and its Regional Office located at Diliman, Quezon City represented by its Regional Manager III, **MR. DENNIS D. ANDRES**, herein referred to as the LESSEE.

WITNESSETH:

1. That the LESSOR is the owner of the building situated at No. 67, National Road, Caggay, Tuguegarao City, Cagayan covered by Transfer Certificate of Title No. 032-2017004948;
2. That the LESSEE desired to lease the building for the use of its branch as PCA Cagayan Satellite Office;
3. That the above-mentioned LESSOR is willing to lease the above-mentioned building to the LESSEE;
4. That the LESSOR binds itself to lease to the LESSEE an office space in above-mentioned building with a floor area of approximately 64 square meters for and in the consideration of a monthly rental of SIXTEEN THOUSAND PESOS (P16,000.00) of which the LESSEE binds itself to pay within the first five (5) days of each and every month;
5. That this Lease Agreement shall take effect on November 1, 2023 to October 31, 2024;
6. That the term of this lease shall be for a period of One (1) Year renewable by the mutual agreement of the parties;
7. That the repair of the leased premises shall be done by the LESSOR at his own expense;
8. That the LESSEE shall have the right upon the written consent and approval of the LESSOR to make the alterations, addition and improvement of the leased premises if it finds necessary for the purpose of which the said premises is leased;
9. That upon termination of this agreement, all improvement introduced by the LESSEE will redound to the benefit of the LESSOR sans reimbursement to the LESSEE;
10. That the LESSEE shall not sublease or substitute another in its place without the consent of the LESSOR;


KRIA CELESTINE A. MANGLAPUS
Lessor



DENNIS D. ANDRES
Regional Manager III
Lessee


PRINCESS CLAIRE S. ABING
PDO III/Area Coordinator
Witness


11. That the LESSEE shall have the right to terminate the lease before the expiration of its term, provided that the LESSEE shall give the written notice to the LESSOR at least 30 days before the LESSEE intends to terminate and vacate the premises;
12. That the LESSEE shall allow the LESSOR or its representative to enter and inspect the leased premises at reasonable hours and in convenient manner;
13. That all bills for the light and water shall borne by the LESSEE;
14. That the LESSEE shall not be liable for any damage of the leased premises caused by forced majeure or fortuitous event;
15. That both parties shall comply religiously with all the terms and conditions of this Agreement;
16. That any violation of the provision of this Agreement shall constitute a ground for annulment, provided that the aggrieved party shall be entitled to collect whatever damage he incurs or suffers caused by the act of the parties violating Agreement, including Attorney's fees and judicial costs, if judicial relief is sought;
17. That the LESSOR shall defend or guarantee peaceful employment use as well as ownership of the leased premises and the property subject of the lease is free from all aliens, encumbrances or any prohibitory preventing the LESSEE from leaving the same.

IN WITNESS WHEREOF, the parties have signed this instrument in the place and on the date indicated in the acknowledgement.

PHILIPPINE COCONUT AUTHORITY

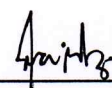


KRIA CELESTINE A. MANG LAPUS
(LESSOR)



DENNIS D. ANDRES
(LESSEE)

SIGNED IN THE PRESENCE OF:



PRINCESS CLAIRE S. ABING
PDO III/Area Coordinator

ACKNOWLEDGEMENT

Republic of the Philippines
(Province of Cagayan) S.S.

QUEZON CITY

BEFORE ME, a Notary Public for and in _____, Philippines, personally appeared KRIA CELESTINE A. MANG LAPUS with Residence Certificate No. _____ issued on _____ at Tuguegarao City, Cagayan and MR. DENNIS D. ANDRES with Res. Cert. No. _____, issued on _____ at _____ known to me and To me known to be the same person executed the foregoing instrument and who upon being informed of the contract therefore duly acknowledged that the same are their own free will and voluntary act and deed of the Corporation they represent.

The Contract of Lease consist of three (3) pages including this page on which then acknowledgement is written, with all the pages signed by the executers and their instrumental witnesses on the space provided therefore.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal this 08 NOV 2023 day of _____ at QUEZON CITY.

KRIA CELESTINE A. MANG LAPUS

Lessor

DENNIS D. ANDRES

Regional Manager It

Lessee

Doc. No. 137
Page No. 28
Book No. 11
Series of WVH

ATTY. CONCEPCION P. VILLAREÑA
Notary Public for Quezon City
Until December 31, 2023
PTR No. 3716371 / January 3, 2023 Q.C
IBP No. 167803 / November 25, 2021 Q.C
Roll No. 30457 / 05-09-1980
MCLE VII-0006994 / 09-21-2021
ADM. MATTER No. NP-005 (2022-2023)
TIN NO. 131-942-754

PRINCESS CLAIRE S. ABING

PDO III/Area Coordinator

Witness