

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This contract is made and entered in the City of Pasig, Metro Manila by and between:

THE CITY OF PASIG, a local government unit duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal office at City Hall, Caruncho Ave., Barangay San Nicolas, Pasig City, herein represented by **HON. VICTOR MA. REGIS N. SOTTO**, in his capacity as City Mayor, hereinafter referred to as the "LESSEE";

- and -

MILLENNIUM PROPERTIES AND BROKERAGE INCORPORATED, a domestic corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office at Amber Avenue, Ortigas Center, San Antonio, Pasig City, herein represented by **CHRISTIAN JOSEPH M. BERNARDO**, Authorized Representative, pursuant to the Secretary Certificate attached hereto as Annex "A" hereof, herein referred to as the "LESSOR";

Each of the LESSEE and the LESSOR may be referred to as a "PARTY" and collectively as "PARTIES".

The parties hereto represent that they possess the capacity and authority to enter into this Contract of Lease.

WITNESSETH:

WHEREAS, the LESSEE has a lease requirement for venue under Purchase Request No. **100-23-01-078** for the **Lease of Venue for the Seminar Workshop on GAD Plan and Budget (City GFPS)** from February 13, 2023 to February 15, 2023;

WHEREAS, pursuant to Section 53.10 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184 (Government Procurement Reform Act) and the Consolidated Guidelines for Alternative Methods of Procurement, the LESSEE, through its Bids and Awards Committee ("BAC"), sent Requests for Quotations to at least three (3) potential lessors, and two (2) potential lessors responded;

WHEREAS, on 06 February 2023, the LESSEE, through its BAC, conducted negotiation and evaluation and found the LESSOR's quotation to be responsive;

WHEREAS, the LESSOR thus offered for lease to the LESSEE a venue, accommodations, function room, equipment, and meals in Astoria Plaza;

WHEREAS, considering all of the legal requisites, and finding the **LESSOR's** quotation to be in order, valid, and responsive, the **LESSOR** was found to have submitted the Lowest Calculated and Responsive Quotation/Proposal in the amount of **Five Hundred Twenty Nine Thousand Six Hundred Pesos (Php 529,600.00)**;

WHEREAS, the **LESSEE** accepted the **LESSOR's** offer and awarded the project to the **LESSOR** in accordance with the Implementing Rules and Regulations of Republic Act No. 9184;

NOW, THEREFORE, in view of the foregoing premises and for and in consideration of mutual covenants and undertakings, the parties hereto have agreed as follows:

ARTICLE I SUBJECT OF THE LEASE

This Contract of Lease shall cover all the items found in the Request for Quotation (RFQ) / Terms of Reference (TOR) after the conduct of Negotiation attached to this Contract as Annex "B".

ARTICLE II LEASE PERIOD

The Contract of Lease shall be for the period of February 13, 2023 to February 15, 2023.

ARTICLE III CONTRACT PRICE

In consideration for the lease to be undertaken by the **LESSOR** specified in Article I hereof, the **CITY OF PASIG** shall pay **MILLENNIUM PROPERTIES AND BROKERAGE INCORPORATED** based on the billing statement/statement of account/invoice/billing invoice/others with complete and correct supporting documents/attachments and computations in an amount not to exceed **Five Hundred Twenty Nine Thousand Six Hundred Pesos (Php 529,600.00)**.

ARTICLE IV AMENDMENT AND EXCLUSIVITY

1. This Contract of Lease constitutes the entire agreement between the parties hereto and all previous agreements between the parties relative to the Leased Premises and ancillary services therein, are hereby superseded by this Contract of Lease.

2. The relationship of the parties shall be limited to the performance of the terms and conditions of this Contract of Lease. Nothing in this Contract of Lease shall be construed as to create a general partnership, joint venture,

or agency between the parties, or to authorize any party to act as a general agent for another, or permit any party to bind the other, or to borrow money on behalf of another party, or to use credit of any party, for any purpose.

3. The Contract of Lease shall not be deemed amended or otherwise in any manner, unless such amendment or alteration is made in writing and signed by both parties.

ARTICLE V NON-WAIVER

1. The failure or delay on the part of any party to insist upon strict performance of any of the terms, conditions, and covenants hereof, or to exercise any of its rights under this Contract of Lease, shall not be deemed a relinquishment or waiver of the enforcement of any right or remedy that said party may have nor shall it be construed as a waiver of any subsequent breach or default of the terms, conditions, and covenants herein contained, which shall be deemed in full force and effect. No waiver by a party shall be deemed to have been made unless expressed in writing and signed by the said party.

2. Any right or remedy conferred by this Contract of Lease shall not be exclusive of any other right or remedy of each party, whether under this contract or provided by or permitted by law or in equity, but each right or remedy shall be cumulative of every right or remedy available.

ARTICLE VI ADDITIONAL PROVISIONS

1. The parties hereby manifest that they shall first meet, confer and sit down together for the purpose of exploring all avenues and/or possibilities of amicably settling whatever are their differences, disputes and/or controversies that may arise in connection with any of the terms and conditions of this Contract of Lease.

2. In the event that facts and circumstances arise or are discovered which render this Contract of Lease manifestly and grossly disadvantageous to the government, as determined by the **LESSEE**, the parties hereto agree to immediately renegotiate its terms and conditions, or at the option of the **LESSEE**, terminate the same.

3. If the parties fail to amicably settle their difference, disputes, and/or controversies, the parties, waiving for this purpose any other venue, hereby agree that the courts of the City of Pasig shall be the sole and exclusive venue of any and all actions or suits between the parties, to the exclusion of all other courts and venues. This exclusive venue provision shall apply even in cases arising from the declaration of nullity of this Contract of Lease in part or in its entirety and in cases arising after or by reason of the declaration of nullity of this contract, whether in part or in its entirety.

IN WITNESS WHEREOF, the parties hereto set their hands this 10
day of FEB, 2023 at Pasig City.

CITY OF PASIG

**MILLENNIUM PROPERTIES AND
BROKERAGE INCORPORATED**

By:

By:


HON. VICTOR MA. REGIS N. SOTTO
City Mayor


CHRISTIAN JOSEPH M. BERNARDO
Authorized Representative

WITNESSES:

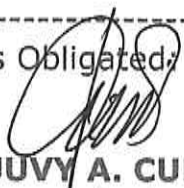
(Printed Name and Signature)

(Printed Name and Signature)


Funds Appropriated:


MARTINELLI A. SANTIAGO
OIC - City Budget Office

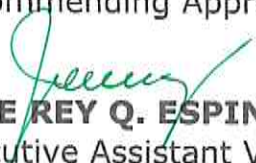
Funds Obligated:


MS. JUVY A. CUENCO
City Accountant
100-2023-01-0027-1090

Funds Available:


MS. MARITA A. CALAJE
City Treasurer

Recommending Approval:


JOSE REY Q. ESPINA
Executive Assistant V

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
City of QUEZON CITY) S.S.

BEFORE ME, a Notary Public for and in the City of QUEZON CITY on this day of FEB 10 2023, 2023, personally appeared:

Name	Government ID	Issue and Expiry Date
CHRISTIAN JOSEPH M. BERNARDO	<u>DRIVER'S LICENSE</u>	<u>9/19/23</u>

known to me to be the same person who executed the foregoing Contract of Lease consisting of five (5) pages, and who acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the entity they duly authorized to represent.

WITNESS MY HAND AND NOTARIAL SEAL, on the date and place first above written.

Doc. No. 225
Page No. 45
Book No. XV
Series of 2023

ATTY. ELISEO S. CALMA, JR.
Notary Public for Q.C. /Until Dec. 31, 2024
Roll No. 50183
PTR No. 4007172D/Jan. 03, 2023/Q.C.
IBP No. 257225, Jan. 01, 2023
MCLE Comp. No. VII-0006924(09/21/2021-04/14/2025)
Adm. Matter No. NP-062(2022-2023)
20 Kamagong St., Sapananai Vill. East Fairview Q.C.
TIN: 138-541-197-000

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Pasig, on this day of FEB 10 2023 2023, personally appeared Victor Ma. Regis N. Sotto, known to me to be the same person who executed the foregoing instrument and who acknowledged to me that the same is his free and voluntary act and deed as well as that of the entity he represents.

This instrument consists of five (5) pages, including this page in which this Acknowledgement is written and duly signed by the Parties.

WITNESS MY HAND AND NOTARIAL SEAL, on the date and place first above written.

Doc. No. 388
Page No. 99
Book No. 1A
Series of 2023

ATTY. CARLOS C. ABESAMIS
Notary Public-Pasig City
Until December 31, 2024
ROLL NO. 43288
IBP LIFETIME NO. 08352
PTR NO. 9004628
APPOINTMENT NO. 25 (2022-2023)
MCLE COMPLIANCE NO. VI-0030466
TIN NO. 127-509-331-00009

SECRETARY'S CERTIFICATE

That I, MICHAEL T. NG, am the duly elected Corporate Secretary of Millennium Properties and Brokerage Inc. (hereinafter called the "Corporation"), a domestic corporation duly organized and existing under and by virtue of the laws of the Philippines, with office address at 15 J. Escrivá Drive, Pasig City and in my capacity as such do hereby certify that at the Special Meeting of the Board of Directors held on November 28, 2022 the following resolutions were adopted:

RESOLVED, That the Corporation, Millennium Properties and Brokerage Inc., be authorized as its hereby authorized representative, CHRISTIAN JOSEPH M. BERNARDO, to communicate, transact, and collect payment on behalf of the corporation to PASIG CITY HALL under the name of Millennium Properties and Brokerage Inc. or Astoria Plaza;

RESOLVED FURTHER, That the representative, CHRISTIAN JOSEPH M. BERNARDO, be authorized and empowered as he is hereby authorized and empowered to collect and follow-up with the Pasig City Hall, any and all papers, instruments and agreements, required to execute the foregoing transaction as may be necessary to effect the above - described transaction, under such terms and conditions as said representative may deem most beneficial to the Corporation;


RESOLVED FURTHER AND FINALLY, That this authorization shall remain valid and effective unless otherwise revoked or modified by a subsequent Board Resolution.

IN WITNESS WHEREOF, I have hereunto set my signature this FEB 06 2023 at QUEZON CITY


MICHAEL T. NG
Corporate Secretary

SUBSCRIBED AND SWORN to before me, this day of FEB 06, 2023 at _____, affiant exhibiting to me his Driver's License No. N084-84-005999 issued on December 31, 2017 and expiring on December 31, 2022 at LTO Quezon City.

Doc. No. 710
Page No. 10
Book No. XIV
Series of 2023


ATTY. ELISEO S. CALMA, JR.
Notary Public for Q.C. (until Dec. 31, 2024)
Notary Public
PTR No. 4007172D (Jan. 03, 2023/Q.C.)
IBP No. 257225, Jan. 01, 2023
MCLE Comp. No. VIJ-0006924 (09/21/2021-04/14/2025)
Adm. Matter No. NP-06212022-2023)
20 Kamagong St., Sapamanai Vill. East Fairview Q.C.
TIN: 138-541-197-000



PASIG
CITY GOVERNMENT

PROCUREMENT MANAGEMENT OFFICE

REQUEST FOR QUOTATION/INVITATION FOR NEGOTIATION


Date	: 03 February 2023
Project Title	: Lease of Venue for the Seminar Workshop on GAD Plan and Budget (City GFPS) - Gender and Development
Mode of Procurement	: Negotiated Procurement (Lease of Real Property or Venue)
RFQ No.	: 100-23-01-078
Approved Budget for the Contract	: Six Hundred Forty Two Thousand Pesos (Php 642,000.00)
Deadline and Place for the Submission of Quotation	: Please submit the accomplished Quotation and required documents not later than 06 February 2023, 10:00 AM at the Bids and Awards Committee (BAC) through the Procurement Management Office (BAC Secretariat Office), 4th Floor, Pasig City Hall, San Nicolas, Pasig City. You may enclose all the documents in an envelope duly marked with the following details: 1. Title and reference number of the project (Purchase Request No.); and 2. Name, address and contact details (telephone/cellphone number and email address) of the bidder.
Date, Time and Place of the Negotiation	: 06 February 2023, 10:30 AM, 7th Floor, Meeting Room, Pasig City Hall
TERMS	: The lease contract shall commence from February 13, 2023 to February 15, 2023.
NOTES	: 1. Lessor shall submit their offer/quotation through their duly authorized representatives 2. Quotations submitted exceeding the Approved Budget for the Contract (ABC) shall be rejected. 3. The prices quoted are to be paid in Philippine Currency. 4. All prices quoted are subject to all Philippine Tax Statutes. 5. Award of contract shall be made to the lowest quotation which complies with the technical specifications and other terms and conditions stated herein. 6. The City Government of Pasig shall have the right to inspect and/or to test the real property to confirm their conformity to the technical specifications.

Sir/Madame:

In accordance with the Technical Specifications, Scope of Work and General Conditions for the aforementioned project stated herewith, kindly fill up and submit your lowest proposal.

For any inquiries or clarifications, please contact the Procurement Management Office (BAC Secretariat Office) at (02) 8643-1111 local 1461 or 1462 or through email bidsandawards@pasigcity.gov.ph

Thank you.


ATTY. PONCE MIGUEL D. LOPEZ
Officer in Charge, Procurement Management Office

Description of Service Requirement	Offered Technical Proposal Please fill in with either: "Comply" or "Not Comply"
Lease of Venue for the Seminar Workshop on GAD Plan and Budget (City GFPS) – Gender and Development under PR No. 100-23-01-114	
TECHNICAL SPECIFICATIONS/SCOPE OF WORK	
<p>Arrival: February 13, 2023, Monday, 8:00 AM</p> <p>Check Out: February 15, 2023, Wednesday, 5:00 PM</p>	
<p>February 13-15, 2023</p> <p>Number of Days: 3 days</p> <p>Desired Venue and/or function: Ortigas, Pasig</p>	
<p>Board and lodging</p> <ul style="list-style-type: none"> • Double occupancy for 2 nights for 8 pax Inclusive: Breakfast and dinner and other amenities 	
<p>Function Room Requirements</p> <ul style="list-style-type: none"> • Can accommodate up to 100 people and is adaptable for group activities/workshops. • Proper lighting and ventilation • Availability of audio-visual equipment with stand-by assistant: <ul style="list-style-type: none"> ✔ Use of an LCD projector with wide screen ✔ Use of whiteboard with whiteboard pen and eraser ✔ Complete set of sound system ✔ At least two (2) extension cords ✔ At least two (2) wireless microphones with one (1) microphone stand, and ✔ Audio-Visual Lectern ✔ Unlimited free access to internet/WIFI in all areas of venue ✔ Use of venue for at least 10 hours ✔ Function room layout: round table type ✔ Two (2) tables for the Secretariat (Registration Area) 	
<p>Meals Requirements</p> <ul style="list-style-type: none"> • February 13, 2023 – AM Snack, Managed buffet – Lunch with 1 round of iced tea, Pm snacks (for 100 pax), and plated-dinner with 1 round of iced tea (for 8 pax) • February 14, 2023 – Managed Breakfast for (8 pax), Am Snack, Manage Buffet - Lunch with 1 round of iced tea, pm snack, (for 100 pax) and plated dinner with 1 round of iced tea (for 8 pax) • February 15, 2023 - Managed Breakfast (for 8 pax), Am Snack, Manage Buffet - Lunch with 1 round of iced tea, pm snacks 	

MEALS	Day 1	Day 2	Day 3
Breakfast		✓	✓
AM Snacks	✓	✓	✓
Lunch	✓	✓	✓
PM Snacks	✓	✓	✓
Dinner	✓	✓	

• For breakfast, lunch and dinner: 3 main dishes (fish; choice of meat: chicken, pork or beef; and vegetables), soup, rice, dessert, drinks
 • AM and PM Snacks: sandwich or pasta; with drinks
 • Free flowing coffee and/or tea, with nuts and candies

Other Requirements:

- Maintaining cleanliness - function hall, restrooms, sleeping quarters, hallway, coffee/tea area and dining area
- Provision for backdrop for the activity
- With appropriate parking area for at least 10 vehicles
- With 24-hour security, front-desk and housekeeping service
- Dates can be re-booked in case of emergency/unforeseen circumstances.
- Function room and accommodation rooms should be on the same building
- Must be Persons with Disability (PWD's)- Friendly
 - Easy access of comfort room
 - With ramp
 - First aid kits available when needed

FINANCIAL PROPOSAL

Name of Project	Grand Total Cost for the Lease of Venue
Lease of Venue for the Seminar Workshop on GAD Plan and Budget (City GFPS) – Gender and Development	PHP _____ (Amount in Figures)

	(Amount in words of Grand Total Cost)

Additional Requirements:

Together with your proposal/quotation, kindly submit the following documents:

1. Mayor's/Business Permit (or a recently expired Mayor's/Business permit together with the official receipt as proof that the prospective bidder has applied for renewal within the period prescribed by the concerned local government unit subject to submission of the Mayor's Permit before the award of contract).
2. Income Tax Return - (i) Annual ITR for the immediately preceding year; or (ii) latest submitted Quarterly ITRs together with latest available Annual ITR (If Annual ITR for the immediately preceding year is not yet available).
3. Philippine Government Electronic Procurement System (PhilGEPS) Registration Number or a valid PhilGEPS Registration Certificate;
4. Accomplished and notarized Omnibus Sworn Statement. - ([https://www.qppb.gov.ph/assets/forms/Omnibus%20Sworn%20Statement\(Revised\).docx](https://www.qppb.gov.ph/assets/forms/Omnibus%20Sworn%20Statement(Revised).docx))
5. Proof of Authorization i.e. duly notarized Secretary's Certificate issued by the corporation or the members of the joint venture or a Special Power of Attorney, in case of Sole Proprietorship.

BIDDER'S COMMITMENT:

We hereby agree and bind ourselves to the terms and conditions herein specified, to the manner of procurement and evaluation set up by the Bids and Awards Committee (BAC), to the provisions of the draft Contract of Lease and to the rules and regulations of the City Government of Pasig.

We understand that City Government of Pasig is not bound to accept the lowest or any bid it may receive.

Conforme:

Signature over printed Name

Position

Duly authorized to sign quotation/offer for and on behalf
of _____ *(Please indicate name of
company)*

TERMS OF REFERENCE

Technical Specifications

Activity Title	SEMINAR WORKSHOP ON GAD PLAN AND BUDGET (City GFPS)
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DATE OF ACTIVITY	Estimated Number of Pax	Number of Days	Unit Cost	Budget Estimates
Feb. 13-15, 2023	100	3	5,700.00	570,000.00
	8	2	9,000.00	72,000.00
			Total	642,000.00

IV. Number of Days: 3 days

V. Desired Venue and/or Function: Pasig Ortigas

VI. Type of Accommodation:

- o Arrival : 8:00 ^{am} (February 13-15, 2023)
- o Check-out time : 5:00 pm (February 13-15, 2023)

<ul style="list-style-type: none"> • Can accommodate up to 100 people and is adaptable for group activities/workshops.
<ul style="list-style-type: none"> • Proper lighting and ventilation
<ul style="list-style-type: none"> • Audio-visual equipment with stand-by assistant: <ul style="list-style-type: none"> o Use of an LCD projector with a screen o Use of a whiteboard with a whiteboard pen and eraser o Complete sound system set o At least two (2) extension cords o At least two (2) wireless microphones with one (1) microphone stand, and o Audio-visual lecterns
<ul style="list-style-type: none"> • Unlimited free internet/WIFI access in all areas of the venue • Use of the venue for at least 10 hours
<ul style="list-style-type: none"> • Function room layout: round table type
<ul style="list-style-type: none"> • Two (2) tables for the Secretariat (Registration Area)

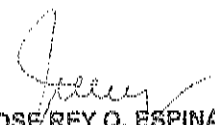
Meals Requirements:

- o Meals: February 13, 2022 --Am snacks, Manage Buffet-Lunch with 1 round of iced tea, pm snacks (for 100 pax), and (plated-dinner with 1 round of iced tea for 8 pax)
- o Meals: February 14, 2022 --Manage Breakfast (for 8 pax), Am snacks, Manage Buffet-Lunch with 1 round of iced tea, pm snacks, (for 100 pax) and (plated-dinner with 1 round of iced tea for 8 pax)
- o Meals: February 15, 2022 --Manage Breakfast (for 8 pax), Am snacks, Manage Buffet-Lunch with 1 round of iced tea, and pm snacks

MEALS	Days 1	Days 2	Days 3
Breakfast		√	√
AM Snacks	√	√	√
Lunch	√	√	√
PM Snacks	√	√	√
Dinner	√	√	

- For Breakfast, lunch and Dinner: 3 main dishes (fish; choice of meat: chicken, pork or beef; and vegetables), soup, rice, dessert, drinks
- AM and PM Snacks: sandwich or pasta; with drinks
- Free flowing coffee and/or tea, with nuts and candies

- Other Requirement/s:**
- Maintaining cleanliness-function hall, restrooms, sleeping quarters, hallway, coffee/tea area, and dining area
 - Provision for backdrop for the activity
 - With appropriate parking area for at least 10 vehicles
 - With 24-hours security, front-desk and housekeeping services.
 - Dates can be re-booked in case of emergency/unforeseen circumstances.
 - Function room and Accommodation rooms should be on the same building
 - Must be Persons with Disability (PWDs) – friendly:
 - Easy access of comfort room
 - With ramp
 - First Aid kits available when needed


JOSE REY Q. ESPINA
 Executive Asst. V/OIC, GAD Office