

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 352 Capt. H. Javier St. Oranbo, 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. **100-23-04-825** for the **Lease of Venue for the Seminar/Workshop Re: Local Government Annual Budget Process – City Budget Office** from May 23-25, 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 one (1) potential lessor responded;

WHEREAS, on 15 May 2023, the **LESSEE**, through its BAC, conducted negotiation and evaluation and found the **LESSOR's** quotation to be responsive;

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WHEREAS, the **LESSOR** thus offered for lease to the **LESSEE** a venue, accommodations, function room, equipment, and meals in Millennium Properties And Brokerage Incorporated – Astoria Plaza Suites;

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 Fifty Thousand Two Hundred Pesos (Php 550,200.00)**;

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 May 23-25, 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 Fifty Thousand Two Hundred Pesos (Php 550,200.00)**.

**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

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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 18 MAY 2023
day of _____, 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:


MS. MARTINELLI A. SANTIAGO
OIC - City Budget Office

Funds Obligated:


MS. JUVY A. CUENCO
City Accountant
100-2023-01-0021-1071

Funds Available:


MS. MARITA A. CALAJE
City Treasurer

Recommending Approval:


MS. MARTINELLI A. SANTIAGO
OIC - City Budget Office

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
City of MEZONCITY) S.S.

BEFORE ME, a Notary Public for and in the City of MEZONCITY, on this day of MAY 18 2023, 2023, personally appeared:

Name	Government ID	Issue and Expiry Date
CHRISTIAN JOSEPH M. BERNARDO	<i>DRIVER'S LICENSE D16-99-213546</i>	<i>9/19/23</i>

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. 110
Page No. 08
Book No. XXXIX
Series of 2023

ATTY. ELISEO S. CALMA, JR.
Notary Public for Q.C. Until Dec. 31, 2024
Roll No. 50183
PTR No. 40071721/Jan. 03, 2023/Q.C.
IBP No. 257225, Jan. 01, 2023
MCLE Comp. No. VI-0006924(09/21/2021-04/14/2025)
Adm. Matter No. NP-062(2022-2023)
20 Kamagong St., Sapamanai Vill. East Fairview Q.C.
TIN: 188-541-197-000

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Pasig, on this day of MAY 22 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. 399
Page No. 51
Book No. 74
Series of 2023

ATTY. CARLOS C. ABESAMIS
Notary Public-Pasig City
Until December 31, 2023
ROLL NO. 45288
IBP LIFETIME NO. 68352
PTR NO. 9004628
APPOINTMENT NO. 25 (2022-2023)
MCLE COMPLIANCE NO. VI-0030466
TIN NO. 127-509-331-00000

CONTRACT NO. 100-23-04-825

QUEZON CITY

Annex "A"

SECRETARY'S CERTIFICATE

I, **Michael T. NG**, Corporate Secretary of **MILLENNIUM PROPERTIES & BROKERAGE, INC.** doing business under the name and style of **ASTORIA PLAZA**, hereby certify:

1. That I am the duly elected, qualified and incumbent Corporate Secretary of **MILLENNIUM PROPERTIES & BROKERAGE, INC. doing business under the name and style of ASTORIA PLAZA** (the "Corporation), a corporation duly organized and existing under and by virtue the laws of the Republic of the Philippines, with office and place of business at **15 J. Escriva Drive, Ortigas Center, Brgy. San Antonio, Pasig City**
2. That in a special meeting of the Board of Directors of the Corporation, which was held last **February 21, 2023 at 15 J. Escriva Drive, Ortigas Center, Brgy. San Antonio, Pasig City** during which a quorum was present and acting throughout, the following resolutions were unanimously approved to wit:

"RESOLVED, that the Corporation hereby appoints and designates **any (1) one** of the following officers or staff named below:

NAME	POSITION/TITLE	SPECIMEN SIGNATURE
PATRICK JOY V. REAÑO	FINANCE MANAGER	
RELYN F. GARGANERA	ACCOUNTING ASSISTANT	
CHRISTIAN JOSEPH M. BERNARDO	SALES ACCOUNT MANAGER	

to sign, execute, deliver, collect, process and transact any and all applications, contracts, documents, forms and other writings as may be necessary or proper from PASIG CITY HALL.

"RESOLVED, that the Corporation hereby ratifies and confirms any and all acts and things which the above-named representative/s may lawfully do or cause to be done pursuant to the authority herein granted;


"RESOLVED, FINALLY, that the foregoing resolutions shall remain valid and effective unless otherwise notified in writing to PASIG CITY HALL."

IN WITNESS WHEREOF, I have hereunto affixed my signature and seal this **MAY 03 2023** day of _____ 20____ at _____, Philippines.


MICHAEL T. NG
CORPORATE SECRETARY

SUBSCRIBED AND SWORN to before me, this day of **MAY 03 2023**, affiant exhibiting to me his Passport No. P7686830B issued date Sep. 24, 2021 at DFA Manila.

Doc. No. 40
Page No. 09
Book No. XSA/1
Series of 701m.


ATTY. ELISKO S. CALMA, JR.
Notary Public for C.C. / Until Dec. 31, 2024
Roll No. 59183
PTR No. 40071791 (Jan. 03, 2023/Q.C.
IBP No. 267225, Jan. 01, 2023
MILE Comp. No. VII-000022008 (2021-04/14/2025)
Adm. Matter No. NF-00012022-2023)
20 Kamagong St., Saginay VII, East Fairview Q.C.
TIN: 138-541-197-000



ANNEX " B "

REQUEST FOR QUOTATION/INVITATION FOR NEGOTIATION


Date	12 May 2023
Project Title	Lease of Venue for the Seminar/Workshop Re: Local Government Annual Budget Process – City Budget Office
Mode of Procurement	Negotiated Procurement (Lease of Real Property or Venue)
RFQ No.	100-23-04-825
Approved Budget for the Contract	Five Hundred Fifty Thousand Two Hundred Pesos (Php 550,200.00)
Deadline and Place for the Submission of Quotation	Please submit the accomplished Quotation and required documents not later than <u>15 May 2023, 10:45 AM</u> at the Bids and Awards Committee (BAC) through the Procurement Management Office (BAC Secretariat Office), <u>4th Floor</u> , 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	<u>15 May 2023, 11:00 AM</u> , 7 th Floor, Meeting Room, Pasig City Hall
TERMS	The lease contract shall commence from 23 May 2023 to 25 May 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. 7. The CITY GOVERNMENT OF PASIG reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Sections 35.6 and 41 of the 2016 revised IRR of RA No. 9184, without thereby incurring any liability to the affected bidder or bidders.

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

<ul style="list-style-type: none"> • AM and PM Snacks: sandwich/cookies/cake/fruits or pasta; with drinks • Free flowing coffee and/or tea 	
Other Requirements: <ul style="list-style-type: none"> • With parking area for at least 10 vehicles 	
FINANCIAL PROPOSAL	
Name of Project	Grand Total Cost for the Lease of Venue
Lease of Venue for the Seminar/Workshop Re: Local Government Annual Budget Process	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). The nature of business as stated in the Mayor's/Business Permit should at the very least be similar or related to the project to be bid.
2. Latest Income or Business Tax Returns filed and paid through the BIR Electronic Filing and Payment System (EFPS).

In accordance with Revenue Regulation No. 3-2005, the above-mentioned tax returns shall refer to the following:

- Latest Income Tax Return (ITR) - For participants already with an Annual ITR, latest ITR shall refer to the ITR for the preceding Tax Year be it on a calendar or fiscal year. For new establishments which, therefore, have no annual ITR yet, it shall refer to the most recent quarter's ITR.
- Latest Business Tax Return - refers to the Value Added Tax (VAT) or Percentage Tax returns covering the previous six (6) months.

3. Philippine Government Electronic Procurement System (PhilGEPs) Registration Number or PhilGEPs Platinum Certificate of Registration and Membership;

4. Accomplished and notarized Omnibus Sworn Statement. - [https://www.gppb.gov.ph/assets/forms/Omnibus%20Sworn%20Statement\(Revised\).docx](https://www.gppb.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), and to the Implementing

Rules and Regulations of the Republic Act No. 9184. We further certify that we have read and agree to the Terms of Reference, if any, attached in the Request for Quotation.

We understand that the 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 Specification

Activity Title	Seminar/Workshop Re: Local Government Annual Budget Process			
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DATE OF ACTIVITY	ESTIMATED NUMBER OF PAX	NUMBER OF DAYS	UNIT COST	BUDGET ESTIMATED
May 24-25, 2023	140	2 days – Food & use of venue	3,400.00	476,000.00
May 23-24, 2023	14	2 nights	5,300.00	74,200.00

- I. Number of Days : 2 days live-out for 140 pax
- II. Desired Venue : within Ortigas Center
- III. Type of Accommodation : Live-out for 140 pax
: Live-in for 14 pax

<ul style="list-style-type: none"> • Can accommodate 140 pax, flexible for group activities/workshops • Availability of Audio-visual equipment with stand by assistant: <ul style="list-style-type: none"> ○ Use of LCD projector with screen ○ Use of whiteboard with marker and eraser ○ Complete set of sound system ○ At least two (2) extension chords ○ At least two (2) wireless microphones • Unlimited free access to internet/WiFi in all areas of venue • Use of venue for at least 8 hours • Function room set-up: Classroom Table type • Mints, paper and pencil • Check-in 08:00 AM and Check-out 06:00 PM

Meals Requirements:			
MEALS	May 24, 2023	May 25, 2023	
AM Snack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Buffet Lunch	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
PM Snack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • For lunch Buffet: 3 main dish (fish; choice of meat: chicken, pork or beef; and vegetables), soup, rice dessert, drinks • AM and PM Snacks: sandwich/cookie/cake/fruits or pasta; with drinks • Free flowing coffee and/or tea 			

BOARD OF LODGING (14 pax)			
<ul style="list-style-type: none"> ○ Room accommodation with aircon, soap, toothbrush w/ toothpaste and towel ○ Sanitized beddings, room and restrooms ○ Arrival: 6pm (May 23, 2023) ○ Checkout Time: 12 NN (May 25, 2023) 			

Meal Requirements:				
MEALS	May 23, 2023	May 24, 2023	May 25, 2023	
Buffet Breakfast		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Packed Dinner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Other Requirement/s:
With parking area for at least 10 vehicles

Reviewed/Approved By:

MARTINELLI A. SANTIAGO
OIC, City Budget Office



PANAHIKON NG PASIGUENO