

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 -

PALM BEACH RESORT INC., a domestic corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office at Hugom, San Juan, Batangas, herein represented by **JUSTINE INOVIO**, 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. 100-23-08-1828 for the **Lease of Venue for the Conduct of Year-End Training – City Mayor's Office** from November 17 to 19, 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 06 November 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 Palm Beach Resort Inc.;

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 **One Million One Hundred Fifty-Four Thousand Six Hundred Pesos (Php 1,154,600.00)**;

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 17 to 19 November 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 **PALM BEACH RESORT INC.** 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 **One Million One Hundred Fifty-Four Thousand Six Hundred Pesos (Php 1,154,600.00)**.

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 NOV 2023
day of _____, 2023 at **Pasig City**.

CITY OF PASIG

PALM BEACH RESORT INC.

By:

By:


VICTOR MA REGIS N. SOTTO
City Mayor


JUSTIN INOVIO
Authorized Representative

WITNESSES:

(Printed Name and Signature)

(Printed Name and Signature)

Funds Appropriated:

Funds Obligated:

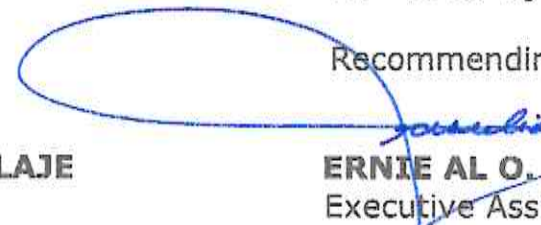

MS. MA. THERESA B. HERNANDEZ
OIC - City Budget Office ↓


MS. JUVY A. CUENCO
City Accountant
100-2023-08-0703-1632

Funds Available:

Recommending Approval:


MS. MARITA A. CALAJE
City Treasurer


ERNIE AL O. EDRALIN
Executive Assistant V

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
City of **PASIG CITY**) S.S.

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

Name	Government ID	Issue and Expiry Date
JUSTINE INOVIO	UMID 0111-7626885-8	MA

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. 206
Page No. 43
Book No. XIII
Series of 2023

ATTY. GERALD P. RUBIO
 Notary Public-Pasig City, San Juan and Pateros
 Until December 31, 2024
 ROLL NO. 84083
 IBP NO. 243415
 PTR No. 9004629
 APPOINTMENT NO. 276(2023-2024)
 MCLE EXEMPTION NO. VIII-BEP002249
 TIN NO. 238-919-765

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Pasig, on this day of **NOV 16 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. 76
Page No. 18
Book No. XIV
Series of 2023

ATTY. GERALD P. RUBIO
 Notary Public-Pasig City, San Juan and Pateros
 Until December 31, 2024
 ROLL NO. 84083
 IBP NO. 243415
 PTR No. 9004629
 APPOINTMENT NO. 278(2023-2024)
 MCLE EXEMPTION NO. VIII-BEP002249
 TIN NO. 238-919-765

SECRETARY'S CERTIFICATE

I, ROSALIE S. NAVAL, Corporate Secretary of PALM BEACH RESORT, INC., a corporation duly organized under the laws of the Philippines with principal office situated at Brgy. Hugom, San Juan, Batangas, DO HEREBY CERTIFY: that in a special meeting of the Board of Directors of the Corporation held on November 7, 2023 at its principal office, at which meeting a quorum was present, the following resolutions were unanimously adopted, to wit:

"RESOLVED, to authorize JUSTINE INOVIO to represent, negotiate, sign and submit the bid documents and other pertinent documents and papers for and in behalf of the Corporation, at the bidding to be conducted by the Office of the City Mayor of Pasig City for the venue of their year-end evaluation seminar;

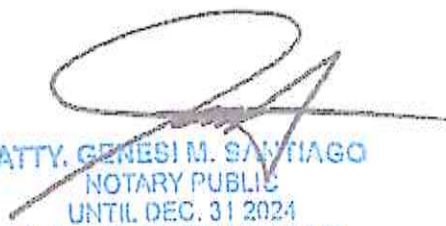
"RESOLVED, FURTHER, that should the project be awarded to the Corporation, the above-named person is hereby authorized and empowered to sign and execute the contract of services or similar document and such other documents and papers necessary and incidental to carry out the project."

IN WITNESS WHEREOF, I have hereunto set my hand on this day of NOV 07 2023 at MUNTINLUPA.


ROSALIE S. NAVAL
Corporate Secretary

SUBSCRIBED AND SWORN to before me this day of NOV 07 2023 at Makati City, by affiant who exhibited to me her Passport No. P0036012B which is valid up to December 25, 2028.

Doc. No. 90 ;
Page No. 19 ;
Book No. 33 ;
Series of 2023.


ATTY. GENESI M. SANTIAGO
NOTARY PUBLIC
UNTIL DEC. 31 2024
ROLL NO. 57075 / HC 23-033
IBP LIFE NO. 00502
PTR NO. 4377965 / 1.12.23 MUNTINLUPA



REQUEST FOR QUOTATION/INVITATION FOR NEGOTIATION

Date	25 October 2023
Project Title	Lease of Venue for the Conduct of Year-End Training - City Mayor's Office
Mode of Procurement	Negotiated Procurement (Lease of Real Property or Venue)
Request for Quotation (RFQ) No.	100-23-08-1828
Approved Budget for the Contract	One Million One Hundred Fifty Four Thousand Six Hundred Pesos (Php 1,154,600.00)
Deadline and Place for the Submission of Quotation	Please submit the accomplished Quotation and required documents not later than <u>27 October 2023, 1:45 PM</u> at the Bids and Awards Committee (BAC) through the Procurement Management Office (BAC Secretariat Office), <u>4th Floor, Pasig City Hall, San Nicolas, Pasig City.</u> You may enclose all the documents in an envelope duly marked with the following details: 1. Title and reference number of the project (RFQ No.); and 2. Name, address and contact details (telephone/cellphone number and email address) of the bidder.
Date, Time and Place of the Negotiation	27 October 2023, 2:00 PM, 7 th Floor, Meeting Room, Pasig City Hall
TERMS	The lease contract shall commence from November 17, 2023 to November 19, 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 O. 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 Conduct of Year-End Training - City Mayor's Office under PR No. 100-23-08-1828																									
TECHNICAL SPECIFICATIONS/SCOPE OF WORK																									
<p>I. Number of Days: 3 days 2 Nights</p> <p>II. Desired Venue and / or Function: outside Metro Manila – Batangas Area</p> <p>III. Type of Accommodation:</p> <ul style="list-style-type: none"> o <u>Board and Lodging (Full Board)</u> <ul style="list-style-type: none"> ➢ Fifty (50) Double-Sharing Room ➢ Sanitized Beddings, Rooms, and Restrooms o Arrival : 8:00 am (November 17, 2023) o Check-out Time : 5:00 pm (November 19, 2023) o Can accommodate 100 pax, flexible for group activities/workshop o Well-ventilated, air-conditioned and regularly sanitized occupancy rooms, with own toilet and bath o With working and secured door locks o Availability of audio-visual equipment with stand-by assistant: <ul style="list-style-type: none"> o Use of LCD projector with screen o Use of whiteboard with whiteboard pen & eraser o Complete set of sound system o At least four (4) extension cords o At least two (2) wireless microphones with one (1) microphone stand, and o Lectern o Unlimited free access to internet/ WIFI in all areas of venue o Use of venue for at least 10 hours/ day o Function room set-up: Classroom type o Two (2) tables for the Secretariat (Registration Area) o Mints, paper and pencil 	<p>I. Comply</p> <p>II. Comply (Open tent area)</p> <p>III. Comply (2-1 persons per room) -50 Rooms</p> <p>Check In (Rooms): 2:00PM Check Out (Rooms): 12:00PM</p> <p>- Comply NO Lectern available</p> <p>- Comply</p>																								
<p>Meals Requirements (Buffet Set-Up):</p> <ul style="list-style-type: none"> o First Meal: November 17, 2023 - Breakfast o Last Meal: November 19, 2023 - Dinner <table border="1" data-bbox="419 1178 898 1340"> <thead> <tr> <th>MEALS</th> <th>Nov. 17</th> <th>Nov. 18</th> <th>Nov. 19</th> </tr> </thead> <tbody> <tr> <td>Breakfast</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>AM Snacks</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Lunch</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>PM Snacks</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Dinner</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table> <ul style="list-style-type: none"> o For breakfast: 2 main dish (Chicken, Pork, Beef, Fish), vegetable, rice, bread, fruits, choice of hot tea / chocolate or coffee o For lunch and dinner: 3 main dish (Chicken, Pork, Beef, Fish), Vegetable, soup, rice, dessert with drinks o AM and PM Snacks: Pasta, sandwiches and / or pastries with drinks o Free flowing coffee and / or tea 	MEALS	Nov. 17	Nov. 18	Nov. 19	Breakfast	✓	✓	✓	AM Snacks	✓	✓	✓	Lunch	✓	✓	✓	PM Snacks	✓	✓	✓	Dinner	✓	✓	✓	<p>Meals Requirements (Buffet)</p> <p>- Comply</p>
MEALS	Nov. 17	Nov. 18	Nov. 19																						
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Dinner	✓	✓	✓																						
<p>Other Requirement/s:</p> <ul style="list-style-type: none"> o Maintaining cleanliness-function hall, restrooms, sleeping quarters, hallway, coffee/tea area, and dining area o With appropriate parking area for at least twenty (20) vehicles o With 24-hour security, front-desk and housekeeping services. 	<p>- Comply</p>																								

<ul style="list-style-type: none"> • 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 Disabilities (PWDs) – friendly: <ul style="list-style-type: none"> ➢ Easy access of comfort room ➢ With ramp ➢ First Aid Kits available when needed 	<p>- Comply</p> <p>Comply</p>
FINANCIAL PROPOSAL	
Name of Project	Grand Total Cost for the Lease of Venue
Lease of Venue for the Conduct of Year-End Training - City Mayor's Office under PR No. 100-23-08-1828	<p style="text-align: right;">1,154,600 <i>Jmi</i></p> <p>Php _____</p> <p>(Amount in Figures)</p> <hr/> <p style="text-align: center;">One Million One Hundred Fifty Four Thousand Six Hundred</p> <p style="text-align: center;"><u>one million one hundred fifty four thousand six hundred sixty four</u></p> <p style="text-align: center;">THOUSAND SIX HUNDRED SIXTY FOUR</p> <p style="text-align: center;">(Amount in words of Grand Total Cost)</p> <p style="text-align: right;"><i>Jmi</i></p>

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 but 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.phil.gov.ph/press/omnibus/1965.htm>)

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.

Conformed:		Senior Procurement Officer
Signature over	Printed Name	Position

Duly authorized to sign quotation/offer for and on behalf
of Palm Green Estate, Inc. (Please indicate name of company)



TERMS OF REFERENCE
Technical Specifications

Activity Title	OFFICE OF THE CITY MAYOR YEAR-END EVALUATION SEMINAR 2023			
DATE OF ACTIVITY	Estimated Number of Pax	Number of Days	Unit Cost	Budget Estimates
November 17, 18, & 19, 2023	100	3 days – Accommodation, Food & use of venue	Php 11,546.00	Php 1,154,600.00

- I. Number of Days: 3 days 2 nights
- II. Desired Venue and/or Function: outside Metro Manila – Bulangas Area
- III. Type of Accommodation:

- o Board and Lodging (Full Board)
 - > Fifty (50) Double-Sharing Room
 - > Sanitized Beddings, Rooms and Restrooms
- o Arrival : 8:00 am (November 17, 2023)
- o Check-out time : 5:00 pm (November 19, 2023)

o Can accommodate 100 pax, flexible for group activities/workshops
o Well-ventilated, air-conditioned and regularly sanitized occupancy rooms, with own toilet and bath
o With working and secured door locks
o Availability of audio-visual equipment with stand-by assistant: <ul style="list-style-type: none"> o Use of LCD projector with screen o Use of whiteboard with whiteboard pen & eraser o Complete set of sound system o At least four (4) extension cards o At least two (2) wireless microphones with one (1) microphone stand, and o Lectern
o Unlimited free access to internet/WIFI in all areas of venue
o Use of venue for at least 10 hours/day
o Function room set-up: Classroom type
o Two (2) tables for the Secretariat (Registration Area)
o Mints, paper and pencil





Meals Requirements (Buffet Set-Up):

- o *First Meal: November 17, 2023 - Breakfast*
- o *Last Meal: November 19, 2023 - Dinner*

MEALS	Nov. 17	Nov. 18	Nov. 19
Breakfast	✓	✓	✓
AM Snacks	✓	✓	✓
Lunch	✓	✓	✓
PM Snacks	✓	✓	✓
Dinner	✓	✓	✓

- o *For breakfast: 2 main dish (Chicken, Pork, Beef, Fish), vegetable, rice, bread, fruits, choice of hot tea/chocolate or coffee*
- o *For lunch and dinner: 3 main dish (Chicken, Pork, Beef, Fish), Vegetable, soup, rice, dessert with drinks*
- o *AM and PM Snacks: Pasta, sandwiches and/or pastries with drinks*
- o *Free flowing coffee and/or tea*

Other Requirement/s:

- o *Maintaining cleanliness-function hall, restrooms, sleeping quarters, hallway, coffee/tea area, and dining area*
- o *With appropriate parking area for at least twenty (20) vehicles*
- o *With 24-hour security, front-desk and housekeeping services.*
- o *Dates can be re-booked in case of emergency/unforeseen circumstances.*
- o *Function room and Accommodation rooms should be on the same building*
- o *Must be Persons with Disabilities (PWDs) - friendly:*
 - *Easy access of comfort room*
 - *With ramp*
 - *First Aid Kits available when needed*

PREPARED BY:

MARIA BERNADETH P. UMALI
Executive Assistant II
Office of the City Mayor

APPROVED BY:

ERNIE AL O. EDRALIN
Executive Assistant V
Office of the City Mayor

