

# 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 & BROKERAGE 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 Amber Ave. Cor. Lukban, San Antonio, Pasig City, herein represented by **CHRISTIAN 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 Request for Quotation No. 100-24-01-027 for the **Lease of Venue for the Conduct of Gender Analysis Training/Workshop- PASIG CITY GENERAL HOSPITAL** from February 22 to 23, 2024;

**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 12 January 2024, 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 **MILLENNIUM**

**PROPERTIES & BROKERAGE 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 **Four Hundred Thirty-One Thousand Six Hundred Pesos (Php 431, 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 22 to 23 February 2024.

**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 & BROKERAGE 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 **Four Hundred Thirty One Thousand Six Hundred Pesos (Php 431, 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 19 JAN 2024  
day of \_\_\_\_\_, **2024** at **Pasig City**.

**CITY OF PASIG**

**MILLENNIUM PROPERTIES & BROKERAGE INC.**

By:

By:

  
**VICTOR MA REGIS N. SOTTO,**  
City Mayor

  
**CHRISTIAN BERNARDO**  
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 *grp*  
106-2024-01-0022-4421

Funds Available:

Recommending Approval:

  
**MS. MARITA A. CALAJE**  
City Treasurer

  
**PAULO A. CASTRO JR., MD,  
PHD.** - City Gov't. Dept. Head II  
(Medical Director)

**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  
JAN 19 2024, 2024, personally appeared:

Name	Government ID	Issue and Expiry Date
<b>CHRISTIAN BERNARDO</b>	<i>DRIVER'S LICENSE b16-99-213546</i>	<i>9/19/2023</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. 463  
Page No. 84  
Book No. 5  
Series of 2024

**ATTY. ELISEO SICALMA JR.**  
Notary Public for Q.C. until Dec. 31, 2024  
Roll No. 50183  
PTR No. 55449480 (Jan. 03, 2024/Q.C.)  
IBP No. 3646212023-2024)  
MCLE Comp. No. VII-0006974(09/21/2021-04/14/2025)  
Adm. Matter No. 074(2024-2025)  
Sapamanai Vill. East Fairview Quezon City  
TIN: 138-541-197-000

**ACKNOWLEDGMENT**

BEFORE ME, a Notary Public for and in the City of Pasig, on this day of  
FEB 07 2024, 2024, 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.


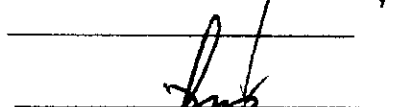

Doc. No. 463  
Page No. 94  
Book No. 5  
Series of 2024

**ATTY. GERALD P. RUBIO**  
Notary Public-Pasig City, San Juan and Pateros  
Until December 31, 2024  
ROLL NO. 84083  
IBP NO. 384108  
PTR NO. 1504028  
APPOINTMENT NO. 276 (2023-2024)  
MCLE EXEMPTION NO. VIII-BEP002249  
Page 5 of 5 | CONTRACT NO. AMP2024-01-027 | AEN

SECRETARY'S CERTIFICATE

That I, MICHAEL T. NG, am the duly elected Corporate Secretary of Millennium Properties and Brokerage Inc./ Astoria Hotels and Resorts (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 September 04, 2023 the following resolutions were adopted:

RESOLVED, That the Corporation, Millennium Properties and Brokerage Inc./ Astoria Hotels and Resorts, be authorized as it is hereby authorized representatives, 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, the following are the designated Authorized Representatives to carry out any and/or all of the provided above:

NAME	SPECIMEN SIGNATURE
CHERIE ANN N. ORPRECIO	
YANICE GAILE B. CALANGIAN	
CHRISTIAN JOSEPH M. BERNARDO	

RESOLVED FURTHER, that the above mentioned representatives, be authorized and empowered as he or she is hereby authorized and empowered to file and follow-up with the Pasig City Hall, any and all papers, instruments and agreements, required to execute the foregoing application as may be necessary to effect the above - described transaction, under such terms and conditions as said representatives may deem most beneficial to the Corporation;

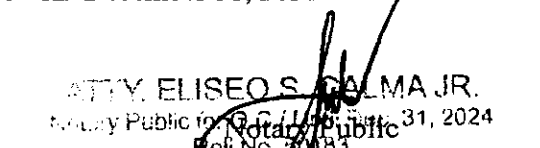
RESOLVED FURTHER AND FINALLY, That this authorization shall remain valid and effective unless otherwise revoked or modified by a subsequent Board Resolution.

at QUEZON CITY IN WITNESS WHEREOF, I have hereunto set my signature this JAN 12 2024

  
MICHAEL T. NG  
Corporate Secretary

SUBSCRIBED AND SWORN to me this JAN 12 2024 at QUEZON CITY affiant exhibited to me his Passport I.D. P7686830B to expire on December 31, 2031.

Doc. No. 1171  
Page No. 01  
Book No. II  
Series of 2024

  
ATTY. ELISEO S. PALMA JR.  
Notary Public for Quezon City, Jan. 31, 2024  
Roll No. 20183  
PTR No. 55449380 (Jan. 03, 2024/Q.C.)  
ISP No. 364852 (2023-2024)  
MCLE Comp. No. VII-0006924 (09/21/2021-04/14/2025)  
Adm. Matter No. 074 (2024-2025)  
Sapomenai Vill. East Fairview Quezon City  
TIN: 138-541-197-000



Annex "B"

### REQUEST FOR QUOTATION/INVITATION FOR NEGOTIATION

<b>Date</b>	09 January 2024
<b>Project Title</b>	Lease of Venue for the Conduct of Gender Analysis Training/Workshop – Pasig City General Hospital
<b>Mode of Procurement</b>	Negotiated Procurement (Lease of Real Property or Venue)
<b>Request for Quotation (RFQ) No.</b>	100-24-01-027
<b>Approved Budget for the Contract</b>	Five Hundred Sixty Thousand Pesos (Php 560,000.00)
<b>Deadline and Place for the Submission of Quotation</b>	Please submit the accomplished Quotation and required documents not later than <u>12 January 2024, 10:15 AM</u> at the Bids and Awards Committee (BAC) through the <b>Procurement Management Office (BAC Secretariat Office), 4<sup>th</sup> Floor, Pasig City Hall, San Nicolas, Pasig City.</b>  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.
<b>Date, Time and Place of the Negotiation</b>	12 January 2024, 10:30 AM, 7 <sup>th</sup> Floor, Meeting Room, Pasig City Hall
<b>TERMS</b>	The lease contract shall commence from <b>22 February 2024 to 23 February 2024.</b>
<b>NOTES</b>	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](mailto:bidsandawards@pasigcity.gov.ph)

Thank you.

  
**ATTY. BEA THERESE P. VILLANUEVA**  
 Officer in Charge, Procurement Management Office



Description of Service Requirement	Offered Technical Proposal Please fill in with either: "Comply" or "Not Comply"																		
<b>Lease of Venue for the Conduct of Gender Analysis Training/Workshop – Pasig City General Hospital under PR No. 100-24-01-027</b>																			
<b>TECHNICAL SPECIFICATIONS/SCOPE OF WORK</b>																			
I. Number of Days: 2 days II. Desired Venue and/or Function: Pasig Area III. Type of Accommodation: <ul style="list-style-type: none"> <li>○ Arrival : 8:00 am (February 22, 2024)</li> <li>○ Check-out time : 5:00 pm (February 23, 2024)</li> </ul>	Comply																		
<ul style="list-style-type: none"> <li>• Can accommodate 70 pax, flexible for group activities/workshops</li> <li>• Well-lighted and well-ventilated</li> <li>• Availability of audio-visual equipment with stand-by- assistant:               <ul style="list-style-type: none"> <li>○ Use of LCD projector with screen</li> <li>○ Use of whiteboard with whiteboard pen &amp; eraser</li> <li>○ Complete set of sound system</li> <li>○ At least two (2) extension cords</li> <li>○ At least two (2) wireless microphones with one (1) microphone stand</li> </ul> </li> <li>• Unlimited free access to Internet/Wi-Fi in all areas of venue</li> <li>• Use of venue for at least 10 hours</li> <li>• Function room set-up: Classroom Type</li> <li>• Type of rooms:               <ul style="list-style-type: none"> <li>- 17 units 2-Bedroom Suite- 4 pax per unit</li> <li>- 1 unit 1-Bedroom Suite- 2 pax per unit</li> </ul> </li> <li>• Two (2) tables for the Secretariat (Registration Area)</li> </ul>	Comply																		
<b>Meals Requirements</b> First Meal: February 22, 2024 - AM Snacks Last Meal: February 23, 2024 - PM Snacks <table border="1" data-bbox="386 1607 881 1956" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>MEALS</th> <th>Day 1</th> <th>Day 2</th> </tr> </thead> <tbody> <tr> <td>Breakfast for 70 pax</td> <td></td> <td>✓</td> </tr> <tr> <td>AM Snacks for 70 pax</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Lunch for 70 pax</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>PM Snacks for 70 pax</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Dinner for 70 pax</td> <td>✓</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>• For breakfast: 1 main dish (fish; choice of meat: chicken, pork or beef), garlic rice, fried egg, dessert, drinks</li> <li>• For lunch and dinner, 3 main dishes (fish; choice of meat: chicken, pork or beef; and vegetables), soup, rice, dessert, drinks</li> <li>• AM and PM Snacks: sandwich or pasta; with drinks</li> <li>• Free flowing coffee and/or tea</li> </ul>	MEALS	Day 1	Day 2	Breakfast for 70 pax		✓	AM Snacks for 70 pax	✓	✓	Lunch for 70 pax	✓	✓	PM Snacks for 70 pax	✓	✓	Dinner for 70 pax	✓		Comply
MEALS	Day 1	Day 2																	
Breakfast for 70 pax		✓																	
AM Snacks for 70 pax	✓	✓																	
Lunch for 70 pax	✓	✓																	
PM Snacks for 70 pax	✓	✓																	
Dinner for 70 pax	✓																		
<b>Other Requirements:</b> <ul style="list-style-type: none"> <li>• Maintaining cleanliness-function hall, restrooms, sleeping quarters, hallway, coffee/tea area and dining area</li> </ul>	Comply																		



<ul style="list-style-type: none"> <li>● Provision for backdrop for the activity</li> <li>● With appropriate parking area for at least 10 vehicles</li> <li>● With 24-hour security, front-desk and housekeeping services</li> <li>● Dates can be re-booked in case of emergency/unforeseen circumstances.</li> <li>● Function room and Accommodation rooms should be on the same building</li> <li>● Must be Persons with Disability (PWDs)- friendly: <ul style="list-style-type: none"> <li>➢ Easy access of comfort room</li> <li>➢ With ramp</li> <li>➢ First Aid kits available when needed</li> </ul> </li> </ul>	Comply
<b>FINANCIAL PROPOSAL</b>	
<b>Name of Project</b>	<b>Grand Total Cost for the Lease of Venue</b>
<b>Lease of Venue for the Conduct of Gender Analysis Training/Workshop – Pasig City General Hospital under PR No. 100-24-01-027</b>	<p>PhP <u>PhP 431,600.00</u></p> <p><b>(Amount in Figures)</b></p> <p>four hundred thirty-one thousand, six hundred pesos only</p> <hr style="width: 50%; margin: auto;"/> <hr style="width: 50%; margin: auto;"/> <p><b>(Amount in words of Grand Total Cost)</b></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).

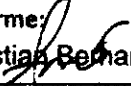
In accordance with Revenue Regulation No. 3-2005, the above-mentioned tax returns shall refer to the following:

- Latest Income Tax Return (ITR) - For participants already with an Annual ITR, latest ITR shall refer to the ITR for the preceding Tax Year 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 (Form can be downloaded thru <https://www.gppb.gov.ph/downloadable-forms/#tab-61412>)
  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:   
Christian Bernardo                      Sales Account Manager  
Signature over printed Name                      Position

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



Annex "B"

**TERMS OF REFERENCE**

Activity Title: Gender Analysis Training/Workshop

<b>DATE OF ACTIVITY</b>	<b>Estimated Number of Pax</b>	<b>Number of Days</b>	<b>Unit Cost</b>	<b>Budget Estimates</b>
February 22-23, 2024	70	2days	8,000.00	560,000.00

IV. Number of Days: 2 days

V. Desired Venue and/or Function: Pasig Area

VI. Type of Accommodation:

- o Arrival : 8:00 am (February 22,2024)
- o Check-out time : 5:00 pm (February 23, 2024)

<ul style="list-style-type: none"> <li>• Can accommodate 70 pax, flexible for group activities/workshops</li> </ul>
<ul style="list-style-type: none"> <li>• Well-lighted and well-ventilated</li> </ul>
<ul style="list-style-type: none"> <li>• Availability of audio-visual equipment with stand-by-assistant:               <ul style="list-style-type: none"> <li>o Use of LCD projector with screen</li> <li>o Use of whiteboard with whiteboard pen &amp; eraser</li> <li>o Complete set of sound system</li> <li>o At least two (2) extension cords</li> <li>o At least two (2) wireless microphones with one (1) microphone stand</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Unlimited free access for to internet/WIFI in all areas of venue</li> <li>• Use of venue for at least 10 hours</li> </ul>
<ul style="list-style-type: none"> <li>• Function room set-up: Classroom type</li> <li>• Type of rooms:               <ul style="list-style-type: none"> <li>- 17 units 2-Bedroom Suite – 4 pax per unit</li> <li>- 1 unit 1-Bedroom Suite – 2 pax per unit</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Two (2) tables for the Secretariat (Registration Area)</li> </ul>





**Meals Requirements:**

- First Meals: February 22, 2024 – AM Snack
- Last Meal: February 23, 2024 – PM Snack

MEALS	Day 1	Day 2
Breakfast for 70pax		√
AM Snacks for 70pax	√	√
Lunch for 70pax	√	√
PM Snacks for 70pax	√	√
Dinner for 70pax	√	

- For breakfast: 1 main dish (fish; choice of meat: chicken, pork or beef), garlic rice, fried egg, dessert, drinks
- For 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

**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-hours security, front-desk and housekeeping services.
- Dates can be re-booked in case of energy/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

**Maria Lacey Genalin C. Lim, RN, MAN**  
Supervising Administrative Officer

Noted by:

**Paulo Roman A. Castro Jr., MD, PhD**  
Medical Director