

WHEREAS, LESSEE recommended the conduct of negotiation with the existing LESSOR which is the best of factors for lease of office space.

CONTRACT OF LEASE

This Contract of Lease made and entered into by and between:

WHEREAS, an invitation to submit proposal or quotation for this lease contract was sent to **JAVINZO COMMERCIAL UNIT LEASING**, a leasing corporation duly organized and registered under the laws of the Republic of Philippines, with office address at 0430 Purok Nangka, Tuburan District, Pagadian City, herein represented by its owner, **REYNALYN LAUREL CAGAMPANG**, (Php2, hereinafter referred to as the "**LESSOR**";

and

WHEREAS, the Bids and Awards Committee for Goods, resolved thru BAC Resolution No. 30 01 Ser classro handr **WESTERN MINDANAO STATE UNIVERSITY (WMSU)**, a state university duly organized and existing under and by virtue of Philippine laws, with office address at Normal Road, Baliwasan, Zamboanga City, represented by its President **DR. MA. CARLA A. OCHOTORENA**, , (hereinafter referred to as the "**LESSEE**")

NOW, in consideration of the foregoing premises, the parties have agreed as follows: WITNESSETH THAT:

WHEREAS, the LESSEE, being in need of academic and office spaces for its External Studies Unit – Pagadian City Campus which meet its space criteria enumerated below ("Leased Premises") that shall serve as WMSU Campus in Pagadian City and nearby provinces which should be accessible to the public, employees, students, and visitors, entered into a lease contract with the LESSOR after the conduct of cost-benefit analysis for a lease of academic and office space in accordance with RA 9184;

WHEREAS, the LESSOR offers an area of Two Thousand (2,000) square meters, more or less, with built-in structures suitable to the needs of the LESSEE for its External Studies Unit – Pagadian City Campus;

WHEREAS, the Technical Specifications for the said academic and office spaces for the External Studies Unit – Pagadian City Campus must have the following facilities, to wit:

- a. Twenty (2) rooms to be used as offices, laboratories, and classrooms, to wit, 3 rooms ideal for office use; Seventeen (17) rooms ideal for classroom with concrete floor and smooth finish with a minimum area of approximately 7m x 9m;
- b. Sufficient electrical fixtures, lighting fixtures, and convenience outlets;
- c. The building must have sufficient provision for the electrical system and installation of air-conditioning units;
- d. Fire/emergency exits;
- e. Provision for comfort rooms (CRs) with lavatory (1 CR for student male/female, 1 CR for Faculty male/female and 1 CR for Administrator); and
- f. The LESSOR shall provide free and adequate space for the installation of signages;
- g. Rooms/classrooms with ceilings;
- h. Improvement of the office space should be provided by the LESSOR for the convenience of the LESSEE;
- i. The space must have an access to public transport, telcos/mobile services.

WHEREAS, LESSEE's request for budget clearance amounting to Two Million and Five Hundred Forty Four Thousand Pesos (Php2,544,000.00) for a 12-month lease contract was approved;

16. **ENTIRETY:** This Contract of Lease constitutes the entire agreement between the parties and supersedes any prior stipulation, agreement or understanding of the parties, whether oral or written, if any, with respect to the terms and conditions of the lease. No modification, alteration or amendment of any of the provisions in this Contract shall be binding on the parties hereto, unless evidenced by written amendments signed by both parties.

IN WITNESS WHEREOF, the parties have hereto set their hands on the date at the place indicated below:

LESSOR:

LESSEE:

JAVINZO COMMERCIAL UNIT LEASING WESTERN MINDANAO STATE UNIVERSITY

Cagampang
REYNALYN LAUREL CAGAMPANG, R.N.

[Signature]
Dr. MA. CARLA A. OCHOTORENA, R.N.
President

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF ZAMBOANGA.....)S.S.

SEP 12 2024
BEFORE ME, a Notary Public for and in the City of Zamboanga, on _____ appeared the following persons who exhibited to me their proof of identities the details of which are as follows:

NAME	Government Issued ID	Date/Place Issued
REYNALYN LAUREL CAGAMPANG, R.N.	<i>LTO#J03-13-000065</i>	<i>12/22/23 PAGADIAN CITY</i>
Dr. MA. CARLA A. OCHOTORENA, R.N.	_____	_____

known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed and that of the institutions they respectively represent.

This instrument refers to a Contract of Lease consisting of four (4) pages, including this page whereon this Acknowledgement is written and is signed by the parties and their instrumental witnesses.

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

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Book No.: *112*
Series of 2024

[Signature]
ATTY. CHRISZENEY L. FERNANDEZ
Notary Public for Zamboanga City
Notarial Commission No. 2023-247
Until December 31, 2025
PTR No. 982925-1-3-24
Roll No. 77054
MCLE No. Exempted
IBP No. 396795-1-4-2024