

## CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This Contract of Lease made and entered into this JUN 27 2024, 2024 in the City of Manila, Philippines, by and between:

**DEWEY HUB & CO.**, with office address at No. 1108 Mabini St., Brgy. 670 Ermita, Malate, Manila, represented herein by its **Managing Partner, Ms. JACQUELYN DAKILA RAMOS** of legal age hereinafter referred to as the **LESSOR**;

and

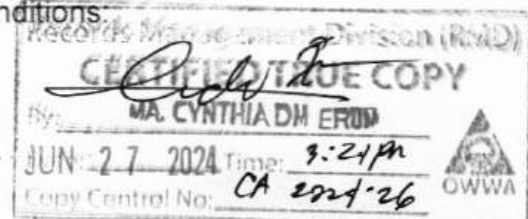
**OVERSEAS WORKERS WELFARE ADMINISTRATION (OWWA)**, a government agency duly organized and existing under the Philippine Law, with principal office at # OWWA Center Building cor. 7<sup>th</sup> Street and F.B. Harrison Street, Pasay City represented herein by its **Administrator, Mr. ARNALDO A. IGNACIO** of legal age hereinafter referred to as the **LESSEE**;

WITNESSETH THAT:

**WHEREAS**, the **LESSOR** is the owner of a parcel of land with a building constructed and standing thereon situated at No. 1108 Mabini St., Brgy. 670 Ermita, Malate, Manila, Philippines, hereinafter referred to as the **LEASED PREMISES**;

**WHEREAS**, the **LESSEE** desires to lease the abovementioned premises and the **LESSOR** is willing to lease the same unto the **LESSEE** subject to the following terms and conditions hereinafter specified.

**NOW, THEREFORE**, for and in consideration of the foregoing premises and of the covenants and agreements hereinafter set forth, the **LESSOR**, hereby let and lease unto the **LESSEE** the aforesaid **LEASED PREMISES**, and the **LESSEE** accepts the same by way of lease subject to the following terms and conditions:



(1) **LEASED PREMISES:**

Unit stall area of Three Hundred Eighty-Two (382) square meters located at the second (2<sup>nd</sup>) floor of the building which will be utilized as a SEAFARERS HUB as component of the Alagang OWWA Program.

(2) **PERIOD:**

The term of this lease shall be for a period of **Eight (8) months** commencing on **May 17, 2024** and ending on **December 31, 2024** renewable thereafter upon mutual agreement of both parties provided that a written notice to the LESSOR be made at least thirty (30) days before the expiration of this contract.

(3) **RENTAL RATE:**

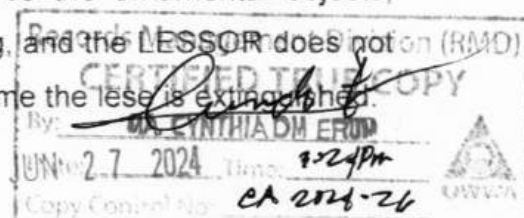
In consideration for the sum of **THREE MILLION EIGHT HUNDRED FIFTY THOUSAND PESOS (Php3,850,000.00)** or **Php427,777.78 (inclusive of all taxes) per month** or such other sums as may be ascertained, the LESSOR agrees to **Lease the Space for Seafarers' Hub** as component of the Alagang OWWA Program in accordance with his/her/its Bid.

(4) **WATER, ELECTRICAL CURRENTS, ETC.:**

Expenses for water, electrical current, telephone, cleaning and maintenance of the leased premises during the term of this contract shall be for the account of the LESSEE.

(5) **IMPROVEMENTS:**

If the LESSEE makes, in good faith, useful improvements which are suitable to the use for which the lease is intended, without altering the form or substance of the property leased, the lessor upon the termination of the lease shall pay the LESSEE one-half of the value of the improvements at that time. Should the LESSOR refuse to reimburse said amount, the LESSEE may remove the improvements, even though the principal thing may suffer damage thereby. He shall not, however, cause any more impairment upon the property leased than is necessary. With regard to ornamental expenses, the LESSEE shall not be entitled to any reimbursement, but he may remove the ornamental objects, provided no damage is caused to the principal thing, and the LESSOR does not choose to retain them by paying their value at the time the lease is extinguished.



**(6) SANITATION AND REPAIRS**

The LESSEE shall keep the premises clean and in sanitary condition. The LESSEE has inspected the LEASED PREMISES and found the same to be in good and tenantable condition. The LESSOR shall be responsible for any major repairs on the premises and on the water, electrical and sewage installations caused by ordinary wear and tear, except repairs due to the fault or negligence of the LESSEE, members of his household, guests, or visitors wherein the LESSEE shall solely shoulder the repair of each occurrence. Routine maintenance of the building shall be for the account of the LESSEE.



**(7) TAXES AND INSURANCE**

Real estate taxes, governments and fire insurance charges for the building excluding the LESSEE'S property or belongings shall be for the account of the LESSOR.



**(8) INSPECTION OF PREMISES**

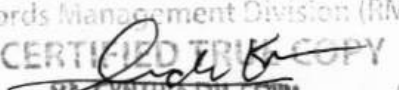

The LESSOR shall maintain the premises in good and tenantable condition and for such purpose the LESSOR reserves the right at reasonable times and with advance notice to enter and inspect the premises in the presence of the LESSEE and by appointment only, to make the necessary repairs thereof. The LESSEE likewise agrees to cooperate with the LESSOR in keeping the said premises in good and tenantable condition.

**(9) RETURN OF THE LEASED PREMISES**


Upon the termination of this contract for any reason whatsoever, the LESSEE shall immediately vacate the LEASED PREMISES and return possession thereof to the LESSOR, unless this Contract of Lease is extended or renewed. The LESSEE shall notify the LESSOR in writing of their intention to extend or terminate the said lease at least thirty (30) days prior to its expiration.

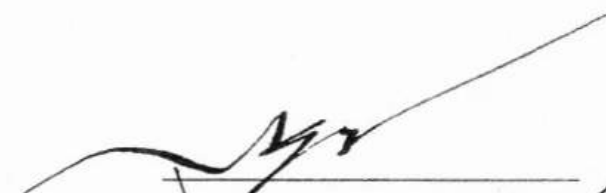
**(10) BREACH**

In the event of failure of the LESSEE to pay the monthly rent in the amount and on the date agreed upon, or in case of breach of any conditions of this lease, the LESSOR is vested with the right of ejectment.

Records Management Division (RMD)	
CERTIFIED TRUE COPY	
By: 	
By: CYNTHIA M. ERWIN	
JUN 27 2024	Time: 3:24 PM
Copy Control No: CA-2024-26	


IN WITNESS WHEREOF, the parties hereto have signed these presents on the date and at the place first above-mentioned or written.

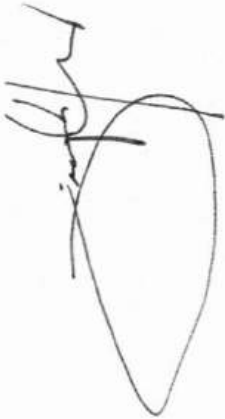
  
\_\_\_\_\_  
JACQUELYN DAKILA RAMOS  
LESSOR

  
\_\_\_\_\_  
e ARNALDO A. IGNACIO  
LESSEE  
*apb* *W* *pinu* *itom*

SIGNED IN THE PRESENCE OF:

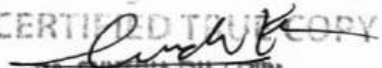
\_\_\_\_\_

  
\_\_\_\_\_



CERTIFIED FUNDS AVAILABILITY:

*flany*  
MARIA GIEZL T. LANUZA  
OIC, Accounting Division *w*  
Amount: ₱ 3,850,000.00  
May - October 2024

Records Management Division  
CERTIFIED TRUE COPY  
By:   
MA. CYNTHIA DM ERDM  
JUN 27 2024 Time: 4:21 pm  
Copy Control No. CA-2024-26

QBN 2024-05-093

ACKNOWLEDGEMENT

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

BEFORE ME, Notary Public, for and in the City of CITY OF MANILA, this \_\_\_\_\_  
day of JUN 27 2024, 2024 personally appeared:

NAME

Government Issued ID/Date Issued

 JACQUELYN DAKILA RAMOS

\_\_\_\_\_

ARNALDO A. IGNACIO

\_\_\_\_\_

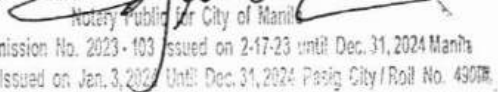
all known to me and to me known to be the same persons who executed the foregoing instrument which they acknowledge to be their voluntary act and deed and the voluntary act and deed of the corporation herein represented and which they and their instrumental witnesses have signed at the foot of the deed and on the left hand margin of the other pages thereof.

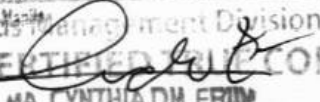
WITNESS my HAND and SEAL at the place and on the date, month and year first above-written.

Notary Public

Doc. No. 419  
Page No. 84  
Book No. XI  
Series of 2024

ATTY. CLIFF RICHARD E. GENESELA

  
Notary Public for City of Manila  
Notarial Commission No. 2023-103 issued on 2-17-23 until Dec. 31, 2024 Manila  
IBP No. 394628 issued on Jan. 3, 2021 until Dec. 31, 2024 Pasig City/ Roll No. 49078  
PTR No. 1521034 issued on Jan. 2, 2024 until Dec. 31, 2024 Manila  
MCLE No. VII-0022508 issued on July 15, 2022 until April 14, 2025  
Office Add. Muzantin San Luis Bldg. 1006 Orsa St. Ermita Manila

Records Management Division (RMD)  
**CERTIFIED TRUE COPY**  
By:   
MA. CYNTHIA DM ERON  
JUN 27 2024 Time: 8:21 PM  
Copy Control No: CA-2024-26



**NOTICE OF AWARD**

MAY 06 2024

**Ms. JACQUELYN DAKILA RAMOS**

Managing Partner

**DEWEY HUB & CO.**

#1108 Mabini St. Brgy. 670,

Ermita, Manila

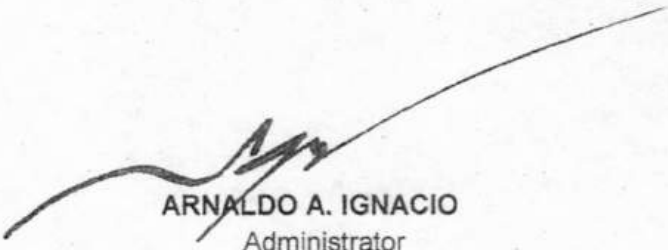
Dear **Ms. Ramos**,

Please be informed that your bid proposal received 05 April 2024 for the **Proposal for Proposal for Lease of Space for Seafarers' Welfare Hub "ALAGANG OWWA"** as the Single Calculated and Responsive Quotation (SCRQ) for a contract price of **Three Million Eight Hundred Fifty Thousand Pesos (Php3,850,000.00) or Php427,777.78 (inclusive of all taxes) per month only**, is accepted.

Kindly acknowledge receipt and acceptance of this Notice by signing the space provided below and submit a copy to the Procurement and Property Management Division of the Overseas Workers Welfare Administration (OWWA) at Room 301, 3<sup>rd</sup> Floor, OWWA Center Building, 7<sup>th</sup> St., corner F.B. Harrison St., Pasay City.

Thank you.

Very truly yours,



**ARNALDO A. IGNACIO**  
Administrator

Conforme:



**Ms. JACQUELYN DAKILA RAMOS**

Managing Partner

**DEWEY HUB & CO.**

Date: 5/7/2024





**NOTICE TO PROCEED**

MAY 16 2024

**Ms. JACQUELYN DAKILA RAMOS**  
Managing Partner  
**DEWEY HUB & CO.**  
#1108 Mabini St. Brgy. 670,  
Ermita, Manila

Dear **Ms. Ramos**,

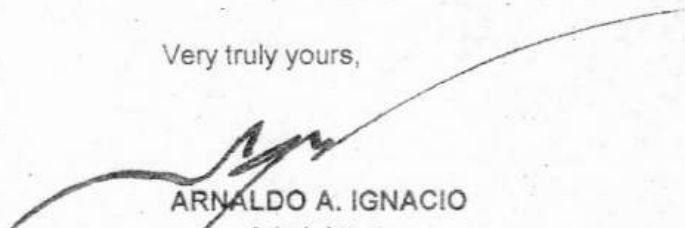
The attached Contract Agreement having been approved, notice is hereby given to **DEWEY HUB & CO.** that the Lease of Space for Seafarers' Welfare Hub "ALAGANG OWWA" may commence effective **May 2024 to December 2024** upon the receipt of this notice.

Relative thereto, your company's performance is being evaluated by the Procurement and Property Management Division (PPMD) and/or End-User.

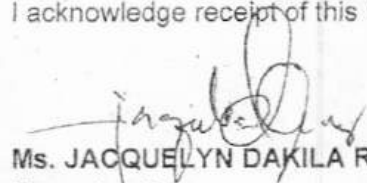
Please acknowledge receipt and acceptance of this Notice by signing the space provided below and submit a copy to the PPMD of the Overseas Workers Welfare Administration (OWWA) at Room 301, 3<sup>rd</sup> Floor, OWWA Center Building, 7<sup>th</sup> St., corner F.B. Harrison St., Pasay City.

Thank you.

Very truly yours,

  
**ARNALDO A. IGNACIO**  
Administrator

I acknowledge receipt of this Notice on May 17 2024

  
**Ms. JACQUELYN DAKILA RAMOS**  
Managing Partner  
**DEWEY HUB & CO.**