

TAXPAYER'S COPY

REPUBLIC OF THE PHILIPPINES
CITY OF MANDALUYONG

MP FORM NO. 01

BILL NO. **000671 -A**

page 1 of 1

ACCOUNT NO.

G-85094



OFFICE OF THE MAYOR
MAYOR'S PERMIT

NOTE:
THIS PERMIT WILL EXPIRE ON DEC. 31, 20__



TO WHOM IT MAY CONCERN:

PURSUANT TO THE METROPOLITAN MANILA REVENUE CODE, ORDINANCE NO. 82-03, AFTER PAYMENT OF AS TAXES, FEES AND CHARGES, ETC. AND COMPLIANCE WITH EXISTING REQUIREMENTS PERMIT IS HEREBY GRANTED TO HEREIN TAXPAYER.

PHP 4,271.00

TAXPAYER'S NAME: GOOD VOYAGE SHIPPING LINES, INC.	BUS CODE 828	ACCOUNT NO. G-85094	STATUS NEW	AREA 51.04	DATE BILLED 01/18/2008	MAYOR'S PERMIT NO. 004252
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LOCATION/ADDRESS OF BUSINESS UG-11 PIONEER TOWER 1, PIONEER, BARANGKA ILAYA	KIND OF BUSINESS/OCC. COURIER SERVICE	BUSINESS TRADE NAME	APPROVED BY AUTHORITY OF THE CITY MAYOR
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BKCD	KIND OF FEE/TAX	TAX BASE	TAX AMOUNT	SURINT	TOTAL	PERIOD
828	COURIER SERVICE	1,500,000.00	750.00	0.00	750.00	2006 Q1 -0
	Mayor's Permit Fee		500.00	0.00	500.00	
	Garbage Charges		625.00	0.00	625.00	2006 Q1 -0
	Sanitary Fee		200.00	0.00	200.00	
	Building Ins. Fee		1,293.00	0.00	1,293.00	
	Electrical Ins. Fee		350.00	0.00	350.00	
	Mechanical Ins. Fee		120.00	0.00	120.00	
	Plumbing Ins. Fee		62.00	0.00	62.00	
	Sign/Billboard Ins. Fee		111.00	0.00	111.00	
	Fire Fee - 0874809		513.60	0.00	513.60	
	Sticker Fee		60.00	0.00	60.00	
	Plate Fee		200.00	0.00	200.00	

Catherine de Leon Arce
CATHERINE DE LEON ARCE
CHIEF, BPLD

- NOTE 1 EXHIBIT THIS PERMIT IN A CONSPICUOUS PLACE IN YOUR ESTABLISHMENT. NON-DISPLAY IS SUBJECT TO FINE
- NOTE 2 This permit is only a privilege and not a right, subject to revocation for any violation of existing laws and ordinances.
- NOTE 3 Surrender this permit upon termination or retirement of business to avoid tax liability.
- NOTE 4 NO ENCROACHMENT ON THE SIDEWALK

City of Mandaluyong
JAN 23 2008
Alles

TREASURY DEPARTMENT
Amount in words _____

CHECK CASH
CHECK NO. _____
BANK _____
RECEIVED BY: *J. 0862854*
1-14-08
TELLER NO. _____ TREASURER _____

VALID ONLY AT THE BUSINESS ADDRESS INDICATED HEREIN.

ENCODER	MINDA	TOTALS →	4,784.80	0.00	4,784.80
			Less Fire Fee:		513.80
					4,271.00

IMPORTANT: THIS BILL BECOMES YOUR MAYOR'S PERMIT AND OFFICIAL RECEIPT WHEN MACHINE VALIDATED BY THE TREASURY DEPARTMENT CASH REGISTER MACHINE

REPUBLIC OF THE PHILIPPINES
CITY OF MANDALUYONG
TREASURY DEPARTMENT

BILL NO. 2 **133863** **-B Taxpayer's Copy**

FORM 19A - 1B

TAXPAYER'S NAME: GOOD VOYAGE SHIPPING LINES, INC	BUSCODE 628	ACCOUNT NO. G-65094	STATUS RENEW	AREA 51.04	DATE BILLED 04/06/2006	MAYOR'S PERMIT NUMBER: 004252
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LOCATION/ADDRESS OF BUSINESS UG-11 PIONEER TOWER 1, PIONEER, BARANGKA ILAYA	KIND OF BUSINESS/OCC. COURIER SERVICE	BUSINESS TRADE NAME
---	--	---------------------

BKCD	KIND OF FEE/TAX	TAX BASE	TAX AMOUNT	SUR/INT	TOTAL	PERIOD
628	COURIER SERVICE	0.00	9.56	0.00	9.56	2006 Q2 -0
	Garbage Charges		625.00	0.00	625.00	2006 Q2 -0
			634.56	0.00	634.56	

AMOUNT IN WORDS _____

RECEIVED PAYMENT BY _____

TREASURER
 CASH
 CHECK
 CHECK NO. _____
 BANK _____

NOTE CHECK AMOUNT PAID THAT IS THE AMOUNT TO BE VALIDATED

NOT VALID WITHOUT AN OFFICIAL RECEIPT ISSUED BY THE TREASURY DEPARTMENT

Shu # 0976129

4/6

ENCODER _____	MINDA <i>m</i>	TOTALS →	634.56	634.56	[MACHINE VALIDATIONS]
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OFFICIAL RECEIPT
 Republic of the Philippines
City of Mandaluyong
OFFICE OF THE TREASURER



Accountable Form No. 51
 Revised January, 1992

ORIGINAL

DATE

No. **M** **0862854**

01/16/2006

PAYOR

GOOD VOYAGE SHIPPING LINES, INC.

G-65094

NATURE OF COLLECTION	FUND AND ACCOUNT CODE	AMOUNT
BUSINESS LICENSE		P 4,271.00
		P 4,271.00

AMOUNT IN WORDS

~~four~~ four thousand two hundred
 seventy-one and xx / 100

Received

- Cash
- Treasury Warrant
- Check
- Money Order

Received the Amount Stated Above.

Treasury Warrant, Check,
 Money Order Number

ALMARIO M TORRES

Date of Treasury Warrant, Check,
 Money Order

Collecting Officer

Note: Write the number and date of this receipt on the back of treasury warrant, check or money order received.



OFFICIAL RECEIPT
 Republic of the Philippines
 City of Mandaluyong
OFFICE OF THE TREASURER



Accountable Form No. 51
 Revised January, 1992

ORIGINAL

DATE

June 6, 2014

NO. **M 0970128**

PAYOR **GOOD VOYAGE SHIPPING LINES, INC.**

5-00077

NATURE OF COLLECTION	FUND AND ACCOUNT CODE	AMOUNT
<i>BUSINESS EXPENSE</i>		<i>654.56</i>
		<i>654.56</i>

AMOUNT IN WORDS

*** *six hundred thirty-four and 56 / 100* ***

- Received Cash
 Treasury Warrant
 Check
 Money Order

Received the Amount Stated Above.

Treasury Warrant, Check, Money Order Number

SA
SALVET AGUILAR

Date of Treasury Warrant, Check, Money Order

Collecting Officer

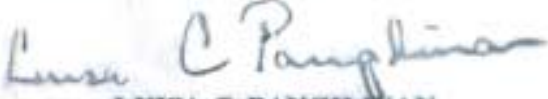
Note: Write the number and date of this receipt on the back of treasury warrant, check or money order received.



Republic of the Philippines
CITY OF MANDALUYONG

**BARANGAY BARANGKA ILAYA
BARANGAY # 05**

OFFICE OF THE SANGGUNIANG BARANGAY

<p>BARANGKA ILAYA BARANGAY COUNCIL 2002 – 2006</p>	<p align="center">BUSINESS LOCATIONAL CLEARANCE</p>
<p>LUISA G. PANGILINAN Punong Barangay</p> <p>MILO C. KALAW Secretary</p> <p>BENEDICTO G. DELA PAZ Treasurer</p> <p>EDILITO G. SAN LUIS Kagawad</p> <p>RENATO P. INTALAN Kagawad</p> <p>RONALDO Y. INTALAN, SR. Kagawad</p> <p>RODIGARIO T. ACASIO Kagawad</p> <p>EMMA M. JANCE Kagawad</p> <p>GEORGIA G. TRINIDAD Kagawad</p> <p>RODOLFO B. OCTAVIANO, SR. Kagawad</p> <p>RALPH KENNEDY A. SAN LUIS S. K. Chairperson</p>	<p>TO WHOM IT MAY CONCERN:</p> <p>Pursuant to BOOK II, TITLE ONE.- CHAPTER 2.- ARTICLE FOUR-SECTION 152 (c) of R.A. 7160 known as the Local Government Code of 1991 this Barangay Business Locational Clearance is hereby issued to:</p> <p align="center">GOOD VOYAGE SHIPPING LINES, INC.</p> <hr/> <p align="center">FIRM NAME</p> <p align="center">UG-11 PIONEER TOWER 1 PIONEER ST., MANDALUYONG CITY</p> <hr/> <p align="center">BUSINESS ADDRESS</p> <p align="center">SHIPPING LINES</p> <hr/> <p align="center">NATURE OF BUSINESS/ES</p> <p>This Business Locational Clearance is only a privilege and not a right subject to revocation for any violation of existing rules and Ordinances of the City of Mandaluyong.</p> <p>Issued this <u>11TH</u> day of <u>JANUARY</u> 2006.</p> <p align="right">  LUISA C. PANGILINAN Punong Barangay </p> <p>Control No. _____</p> <p><input type="checkbox"/> Sole Proprietorship P _____</p> <p><input checked="" type="checkbox"/> Partnership / Corporation P <u>200,00</u></p>

PLEASE EXHIBIT THIS CLEARANCE IN YOUR PLACE OF BUSINESS



OFFICIAL RECEIPT
 Republic of the Philippines
City of Mandaluyong
OFFICE OF THE TREASURER



Accountable Form No. 51
 Revised January, 1992

ORIGINAL

DATE 1-16-06

No. **M** 0874803

PAYOR

GOOD VOYAGE SHIPPING LINES

NATURE OF COLLECTION	FUND AND ACCOUNT CODE	AMOUNT
		P 513 60
FF (15)		}
<u>D2531</u>		
		P 513 60

AMOUNT IN WORDS

Five hundred thirteen
 9 60/100

- Received Cash
 Treasury Warrant
 Check
 Money Order

Received the Amount Stated Above.

Treasury Warrant, Check,
 Money Order Number

Q

Date of Treasury Warrant, Check,
 Money Order

Collecting Officer

Note: Write the number and date of this receipt on the back of treasury warrant, check or money order received.



OFFICIAL RECEIPT
 Republic of the Philippines
City of Mandaluyong
OFFICE OF THE TREASURER



Accountable Form No. 51
 Revised January, 1992

ORIGINAL

DATE 1-14-06

No. **M** **0871390**

PAYOR

ALEXANDER TAWA A.

NATURE OF COLLECTION	FUND AND ACCOUNT CODE	AMOUNT
<u>L. USE FOR</u>		<u>P 157 52</u>
<u>Proc 11</u>		<u>38 88</u>
<u>Priny 11</u>		<u>89 18</u>
<u>Conf. 11</u>		<u>46 30</u>
		<hr/>
		<u>P 329 70</u>

AMOUNT IN WORDS

Three Hundred Twenty nine Pesos
 & 70/100

- Received Cash
 Treasury Warrant
 Check
 Money Order

Received the Amount Stated Above.

2

Treasury Warrant, Check,
 Money Order Number

Date of Treasury Warrant, Check,
 Money Order

Collecting Officer

Note: Write the number and date of this receipt on the back of treasury warrant, check or moneyn order received.



OFFICIAL RECEIPT
 Republic of the Philippines
City of Mandaluyong
OFFICE OF THE TREASURER



Accountable Form No. 51
 Revised January, 1992

ORIGINAL

DATE

No. **M** **0858847**

Jan. 11, 2006

PAYOR

Good Voyage Shipping Lines Ex.

NATURE OF COLLECTION	FUND AND ACCOUNT CODE	AMOUNT
<i>Propy. clearance</i>		<i>₱ 200-</i>
		<i>₱ 200-</i>

AMOUNT IN WORDS

- Received
- Cash
 - Treasury Warrant
 - Check
 - Money Order

Received the Amount Stated Above.

Treasury Warrant, Check, Money Order Number

Anna

Date of Treasury Warrant, Check, Money Order

Collecting Officer

Note: Write the number and date of this receipt on the back of treasury warrant, check or money order received.

COMMUNITY TAX CERTIFICATE CORPORATION

CCC2004 00112985

 YEAR: 2006
 PLACE OF ISSUE: CITY OF MANDALUYONG
 DATE ISSUED: 01/10/2006

TAXPAYER'S COPY

COMPANY'S FULL NAME

GOOD VOYAGE SHIPPING LINES INC.

TIN (if any):

243 002 976

ADDRESS OF PRINCIPAL PLACE OF BUSINESS

UG-11 PIONEER TWR. 1 PIONEER ST. MAND. CITY

DATE OF REG./
INCORPORATION

Dec. 22, 2005

KIND OF ORGANIZATION

 ASSOCIATION

PLACE OF INCORPORATION

 CORPORATION PARTNERSHIP

MANDALUYONG, M.M.

KIND/NATURE OF BUSINESS

TAXABLE
AMOUNTCOMMUNITY
TAX DUE

A. BASIC COMMUNITY TAX (P500.00)

P 500.00

B. ADDITIONAL COMMUNITY TAX (tax not to exceed P10,000.00)

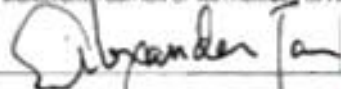
1. ASSESSED VALUE OF REAL PROPERTY OWNED IN THE PHILIPPINES
(P2.00 for every P5,000.00)

P 0.00 0.00

2. GROSS RECEIPTS, INCLUDING DIVIDENDS & SAVINGS DERIVED FROM BUSINESS
IN THE YEAR DURING THE PRECEDING YEAR (P1.00 for every P5,000.00)

P 0.00 0.00

SIGNATURE/POSITION OF AUTHORIZED OFFICER



TOTAL P 500.00

INTEREST 0.00

TOTAL
AMOUNT PAID P 500.00
 CRISPINA D. ESPEDIDO
 CRISPINA D. ESPEDIDO
 CITY TREASURER

MUNICIPALITY TREASURER

(in words):
five hundred and xx / 100



Republic of the Philippines
CITY OF MANDALUYONG
CITY PLANNING and DEVELOPMENT OFFICE
ZONING DIVISION



LOCATIONAL CLEARANCE

(For Business Permit)

Year 2006

Project/Activity: OFFICE ONLY	Floor Area: 51.84 sq. mts.
Location: UG 11 Pioneer Tower 1 Pioneer St. Brgy. Barangka Ilaya, Mandaluyong City	Land Area:
	Building Height:
Owner/Firm: Mr. Alexander A. Tan/ Good Voyage Shipping Lines Inc.	Zone Classification: C-4 Central Business District
	TCT No.: Refer to Contract of Lease
Evaluation of Facts: a. Conforms to Article V, Section 11c, of Integrated zoning Ordinance No.356 S, 2005. b. Barangay Business Clearance dated 11 January 2005 issued by Barangay Chairwoman Luisa C. Panglinan.	Home/Office Address: # 8 Zalameda St. Quezon City

CONDITIONS

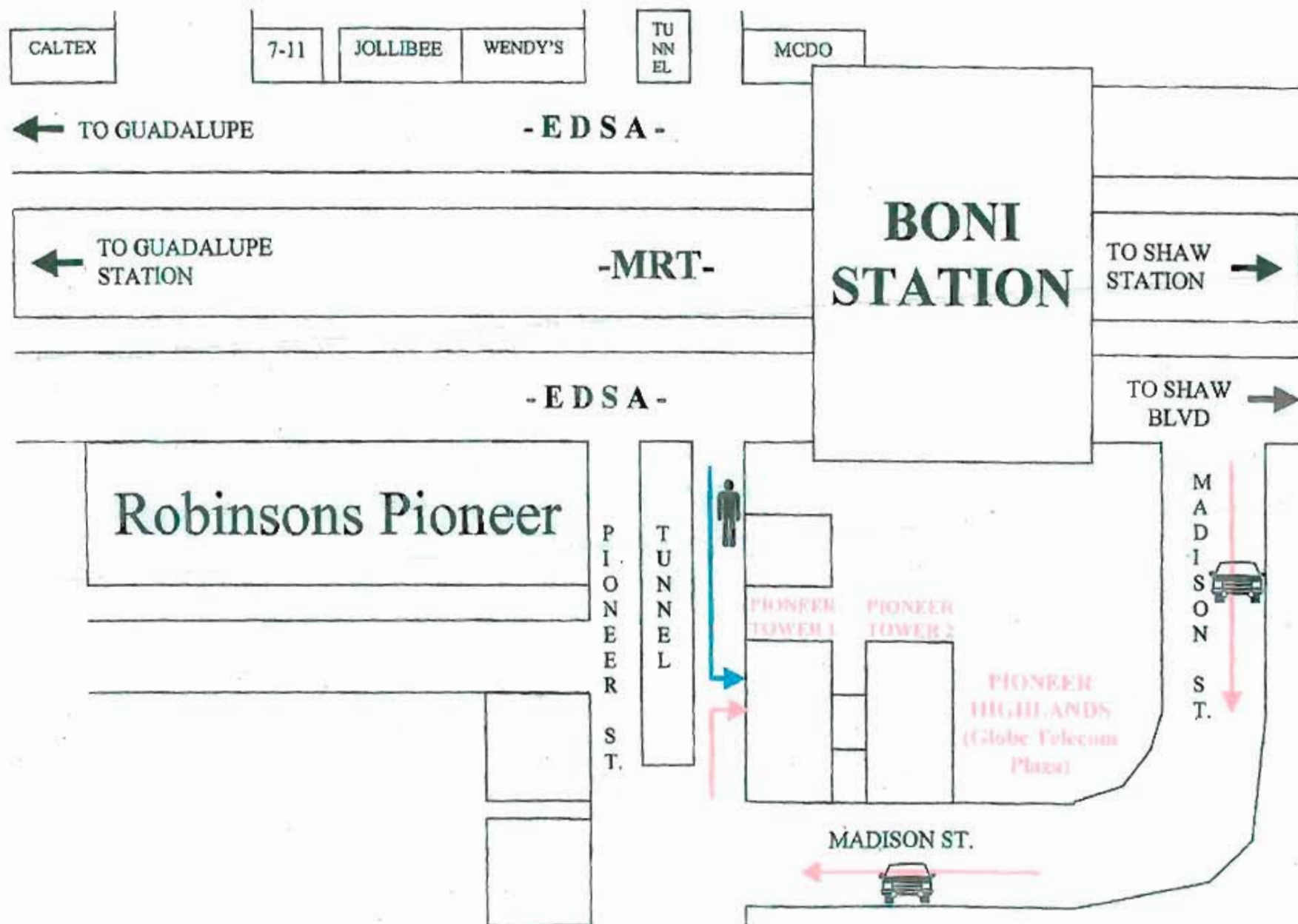
1. That this Clearance shall be posted in a conspicuous place within the premises/building.
2. That the proponent cannot undertake any activity or make any additional structure or expansion other than applied for without the approval from this Office.
3. That any material falsehood or misrepresentation in the submitted documents made in connection with this Clearance shall render this Null and Void.
4. That the implementation of the project shall commence within a period of one year from the date of issuance of this Clearance, otherwise the proponent shall re-apply for a new Clearance.
5. That other provisions set forth in the National Building Code, Zoning and other lawful regulations pertinent to the project or activity shall be strictly complied with.
6. This Clearance shall not be construed as a certification by the Zoning Administration Unit as to the ownership by the applicant of the parcel of land subject of the clearance.
7. That, prior to operation, the proponent is mandated to secure first the required clearances or permits from other national/local government agencies in accordance to their mandate.
8. That the owner/activity shall not utilize the side walk/road-way for parking/business.
9. That, any violation and/or willful non-compliance of the herein stated conditions and other government policies, rules and regulations, shall automatically warrant suspension/cancellation of this clearance and/or fines and penalties provided for in this Ordinance without prejudice to the filing of criminal/civil action in Court.

2000 and

ENGR. ARMANDO T. COMANDAO
City Planning and Development Officer *cu*

O.R. No. 0271390
Date Paid 1-16-06
Amount Paid ₱ 329.70

GOOD VOYAGE SHIPPING LINES, INC.
Unit UG-11 Pioneer Tower 1, Pioneer St., cor. Madison St., Mandaluyong City









GLASS TOWER









REPUBLIC OF THE PHILIPPINES
CITY OF MANDALUYONG
BUSINESS PERMITS AND LICENSING OFFICE

2557

REVISED MMC-BPLO-02 (BUSINESS)

NEW
 ADDITIONAL
 TRANSFER
 OWNERSHIP
 LOCATION

Mandaluyong
CITY/MUNICIPALITY

January 11, 2005
DATE OF APPLICATION

NAME OF TAXPAYER SURNAME TAN, FIRST NAME ALEXANDER MI A. TEL. NO.

ADDRESS OF TAXPAYER HOUSE NO. 187 STREET NAME Edwards St. BOY. DIST. CITY/MUN. Quadrante Center, Mandaluyong City

BUSINESS TRADE NAME Good Voyage Shipping Lines, Inc.

ADDRESS OF BUSINESS HOUSE NO. Unit (K-71) STREET NAME Home Road BARANGAY Alfonso TEL. NO. 177-2888

BLDG. PERMIT NO. (IF BLDG. IS OWNED) DATE ISSUED CERTIFICATE OF OCCUPANCY NO. DATE ISSUED

ASSESSED VALUE OF BLDG. IF USED AS THEATER, INDICATE CLASS ESTIMATED AREA USED IN BUSINESS

IF PLACE OF BUSINESS IS RENTED

OWNER	ADDRESS	ADMINISTRATOR (IF OWNER NOT AVAILABLE)	RENT START (MO/YR)	RENT PER MO
<u>Mr. Mylene Gove</u>	<u>Platinum Center Amoy St., San Juan</u>	<u>Alfonso</u>	<u>May 1, 2005</u>	<u>P 13,000.00</u>

CITY/MUNICIPAL TAXES PAID FOR THE PREVIOUS YEAR IN CASE OF TRANSFER

YEAR COVERED	TOTAL AMOUNT PAID	DATE OF LAST PAYMENT	LAST OFFICIAL RECEIPT NO.

IF TRANSFER OF OWNERSHIP FROM WHOM ACQUIRED BUSINESS PERMIT NO.

IF TRANSFER OF BUSINESS FROM WHERE ADDRESS

LINE OF BUSINESS/ACTIVITIES	SUBSCRIBED CAPITAL	PAID-UP CAPITAL	CODE
<u>Shipping</u>	<u>P 3,500,000.00</u>	<u>P 2,500,000.00</u>	

KIND OF OWNERSHIP SINGLE PROPRIETORSHIP PARTNERSHIP CORPORATION % ALIEN CAP INVESTMENT TAX ACCT. NO.

(RESIDENCE CERTIFICATE NO. INDIVIDUAL OR CORPORATE) 00112925 DATE OF ISSUE January 11, 2005 PLACE OF ISSUE Mandaluyong City

OTHER INFORMATION BOT REG. NO. DATE OF ISSUE

COMMERCE REG. NO. DATE OF ISSUE SEC. REG. NO. DATE OF ISSUE

LOCATIONAL CLEARANCE DATE OF ISSUE NACIDA REG. NO. DATE OF ISSUE

DELIVERY VANS/ TRUCKS (A) AS DEALER / PRODUCER OF DISTILLED SPIRITS, SOFTDRINKS, CIGARETTES, ETC. NO. OF UNITS (B) AS DEALER / PRODUCER OF OTHER PRODUCTS NO. OF UNITS

RECORD ON FILE
VERIFIED BY: 1/18/05

SIGNATURE OF APPLICANT / REPRESENTATIVE
JIMMY D. LAI
POSITION / TITLE MANAGING OFFICER

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ at _____ THE CITY/MUNICIPALITY OF _____ AFFIANT EXHIBITED TO ME HIS/HER RESIDENCE CERTIFICATE NO. A 1250/135 ISSUED AT Mandaluyong City ON January 4, 2005

OOC. NO. _____
PAGE NO. _____
BOOK NO. _____
SERIES OF _____

JIMMY D. LAI
NOTARY PUBLIC
ADMINISTERING OFFICER
ISSUED 1/3/2005
MANDALUYONG CITY

TO BE FILLED UP BY THE PROCESSOR / ASSESSOR

ENDORSEMENTS

OFFICE	DATE RECEIVED	DATE RELEASED	REMARKS	ENDORSED BY (AUTHORIZED OFFICIAL)
HEALTH DEPARTMENT				
FIRE / ELECTRICAL DEPARTMENT				
ENGINEERING DEPARTMENT / BUILDING OFFICIAL				

2006-0013

ASSESSMENTS

CITY/MUNICIPAL TAXES FEES & CHARGES TO BE PAID FOR THE CURRENT LICENSE PERIOD						
MODE OF PAYMENT						
<input type="checkbox"/> ANNUALLY		<input type="checkbox"/> BI-ANNUALLY		<input type="checkbox"/> QUARTERLY		
LOCAL TAXES	REFERENCE	AMOUNT DUE	PENALTY (SURCHARGE & INT)	TOTAL	ASSESSED BY	
LOCAL BUSINESS	SEC 15 (3) 37 & 44 RCMM	75				
TAX ON DELIVERY VANS / TRUCKS	SEC 34 RCMM					
TAX ON STORAGE FOR COMBUSTIBLE / FLAMMABLE OR EXPLOSIVE SUBSTANCE	SEC 15 (20) RCMM					
TAX ON SIGNBOARDS / BILLBOARDS	SEC 40 RCMM					

REGULATORY FEES / CHARGES

MAYOR'S PERMIT FEE	SEC 105 RCMM	3000	25 / Sept
GARBAGE CHARGES	SEC 63 RCMM		
DELIVERY VANS / TRUCKS PERMIT FEE	SEC 105 (3) RCMM		
SANITARY INSPECTION FEE	SEC 108 RCMM	200	
BUILDING INSPECTION FEE	P D 1006	1,173 + 120 =	- 1000
ELECTRICAL INSPECTION FEE	P D 1006	350	
MECHANICAL INSPECTION FEE	P D 1006	120	
PLUMBING INSPECTION FEE	P D 1006	62 -	
SIGNBOARD / BILLBOARD PERMIT FEE	P D 1006	111	
SIGNBOARD / BILLBOARD PERMIT FEE	SEC 105 (b) 19 RCMM		
STORAGE AND SALE OF COMBUSTIBLE / FLAMMABLE OR EXPLOSIVE SUBSTANCE	SEC 105 (b) 11 RCMM		

* REFER TO DS FOR INSPECTION / ASSESSMENT

ASSESSED BY:

REVIEWED BY:

BY AUTHORITY OF THE CITY MAYOR

APPROVED: CATHERINE DE LEON ARCE
CHIEF, BPLD

REV. TUMAMBING

O.R. NO. _____

DATE ISSUED _____

PERMIT NO. _____

INSTRUCTIONS:

- DO NOT FILL UP SHADED BLOCKS, THESE ARE FOR CODING PURPOSES
- FILL UP ALL THE UNSHADED BLOCKS IN THE FRONT PAGE, PRINT LEGIBLY, CORRECTLY AND COMPLETELY. OTHERWISE, IT SHALL BE RETURNED FOR PROPER ACCOMPLISHMENT.
- FOR LINE OF BUSINESS
 - INDICATE ALL BUSINESS ACTIVITIES, USE A SEPARATE SHEET IF NECESSARY
 - INDICATE ALL CAPITAL INVESTMENTS (FOR CORPORATION, BOTH ITS PAID-UP AND SUBSCRIBED) FOR EACH LINE OF BUSINESS
- THIS FORM SHALL BE SUPPORTED BY:
 - ZONING OR LOCATIONAL CLEARANCE
 - OTHER CLEARANCES OR PERMITS FROM VARIOUS OFFICES OR AGENCIES, DEPENDING ON THE FUTURE OF BUSINESS
 - ARTICLE OF INCORPORATION AND REGISTRATIC'N WITH THE SEC FOR PARTNERSHIP OR CORPORATION
 - TAX EXEMPTION CERTIFICATE IF BUSINESS IS CLAIMING TAX EXEMPTION
 - DECLARATION SHEETS



This CONTRACT OF LEASE, made and entered this 12 APR 2005 day of January 2005 by and between:

MR. JOAQUIN GAW _____ of legal age, Filipino citizen and with postal address at Platinum Condominium, Annapolis St., San Juan, Metro Manila hereinafter referred to as the LESSOR;

- a n d -

ALEXANDER TAN _____ of legal age Filipino citizen and with postal address at Globe Telecom Plaza Unit 11, Mandaluyong hereinafter referred to as the LESSEE;

WITNESSETH THAT:

WHEREAS, the LESSOR is the lawful owner of a residential condominium unit known as GLOBE TELECOM PLAZA Unit 011 located along Pioneer Street corner Madison St., Mandaluyong City, with a provision for one (1) telephone line, cable TV and one (1) parking slot;

WHEREAS, the LESSEE desires to lease the above-mentioned premises and the LESSOR is willing to lease the same unto the LESSEE subject to the following terms and conditions herein specified:

NOW, THEREFORE, for and in consideration of the foregoing and mutual covenants herein contained, the LESSEE by these presents does hereby lease from the LESSOR said premises under the following terms and conditions:

1. TERM:

The term of this lease shall be for a period of Three (3) Years commencing on May 1, 2005 and expiring on May 1, 2008. Any renewal of this lease shall be at the LESSOR's discretion; provided the LESSEE must signify his/her intention to renew this contract by serving written notice to the LESSOR at least thirty (30) days prior to the expiration of this lease. Renewal is subject to a ten (10%) percent increase on the monthly rental;

2. RENTALS AND DEPOSIT AS SECURITY FOR LIQUIDATED DAMAGES:

The LESSEE shall pay a monthly rental of PESOS: THIRTEEN THOUSAND PESOS (P13,000.00), Philippine Currency;

Upon signing of this contract of lease, the LESSEE agrees to pay the LESSOR the sum of PESOS: TWENTY SIX THOUSAND PESOS- (P-26,000.00), Philippine Currency as Security Deposit to guarantee faithful performance of obligations under

- over -

this contract and to answer for unpaid bills for water, electricity, telephone, cable charges and other public services or utilities enjoyed in the leased premises and for damages to the premises, the balance if any shall be refunded to the LESSEE within a period of sixty (60) days upon termination of this contract and surrender of the premises in good and safe condition and the settlement of account noted herein;

Prior to or upon the commencement of this Contract of Lease, the LESSEE agrees to pay the sum of PESOS: TWENTY SIX THOUSAND PESOS (P 26,000.00), Phils.Currency, as advance rental for two (2) months and to tender Postdated Checks as monthly rental for the remaining months of the lease contract each amounting of PESOS: THIRTEEN THOUSAND PESOS (P13,000.00), Philippine Currency;

3. PAYMENT OF UTILITIES AND ASSOCIATION DUES:

The LESSEE shall be responsible for the monthly payment of utilities charges such as electricity, water telephone, cable TV., the routine cleaning, maintenance and LIPO and any repair and services rendered in his/her favor, up to the date when the LESSEE vacates the leased premises in accordance with the terms and conditions of this leased contract;

FURTHERMORE, the LESSEE agrees to pay the monthly association dues which shall be paid to the condominium administration up to the date when the LESSEE vacates the leased premises in accordance with the terms and conditions of this lease contract;

4. SECURITY SERVICES:

The Pioneer Highlands South Condominium Corporation shall provide a 24 hours security services to police the building premises. But the LESSOR and the said Condominium Association shall not be held liable or accountable for any loss or losses that may be suffered by the LESSEE in the leased premises by reasons of theft, robbery and other crimes;

5. RESIDENTIAL PURPOSES/USE OF PREMISES:

The leased premises shall be used only and exclusively for residential purposes only in accordance with the restrictions, rules and regulations prescribed by the Pioneer Highlands Condo Corp and for no other purposes without the written consents of the LESSOR and the Condo Corp.Association.

6. IMPROVEMENTS, ALTERATIONS, ADDITIONS, ETC.:

The LESSEE shall not make any major structural changes, alteration, additions or improvements in the leased premises without the written consent of the LESSOR and as approved by the Condominium Corp., however, any major alteration or improvements made or introduced by the LESSEE, without defacing or damaging the building, in the leased premises, and with the written consent of the LESSOR shall ...

[Handwritten signature]

[Handwritten signature]

Alcega

7. SANITATION AND REPAIRS:

The LESSEE shall keep the LEASED PREMISES clean and in sanitary condition and keep it all times at his /her expense in good condition free from obnoxious odors and disturbing noises, and upon expiration of this lease, shall surrender and return them in as good condition as the premises were actually found at the beginning of the lease. The LESSEE shall not drive nails, screws, hooks, or other abutments on the walls, doors, windows, frames or other portions of the building or any manner deface or damage any part of the premises of the building. The LESSOR shall be responsible for all major repairs on electrical, water and sewage installations caused by ordinary wear and tear amounting to more than (P3,000.00), Phils.Currency, except for repairs due to the fault or negligence of the LESSEE, members of his/her household, guests or visitors. Minor repairs of (P3,000.00) and below for each occurrence shall be for the account of the LESSEE. The LESSEE shall allow the LESSOR or his representative access to the premises routine inspection at reasonable hours.

8. REPLACEMENTS:

The LESSEE shall bear the replacement of light bulbs, fuses, locks or broken handles, lost keys and any equipment owned and installed by the LESSOR, replacement or restoration of any damage or breakdage due to the LESSEE's household, or guests and any other items of repair which, as a result, is due to the LESSEE's negligence. In making repairs and replacements, the LESSEE shall maintain the quality of the fixtures and appurtenances of the leased premises;

9. FIRE HAZARD AND OBNOXIOUS SUBSTANCE:

The LESSEE shall not keep, deposit or store in the leased premises any obnoxious or flammable, explosive materials or substance that might constitute a fire hazard, except those necessary for ordinary household use.

In case of damage to the leased premises or its appurtenance by fire, earthquake, war or other related unforeseen cause, the LESSEE will give immediate notice hereof to the LESSOR. If the building or leased premises be so nearly destroyed as to make it uninhabitable without the fault or neglect of the LESSEE, either party may demand for the rescission of this contract;

No compensation or claim shall be allowed against the LESSOR by reason of the inconvenience, annoyance, or injury arising out of the necessary repair to any portion of the building whenever the necessity may arise.

If the cause of the destruction is attributable to the LESSEE, then the damage shall be repaired at the exclusive expense of the LESSEE.

10. TAXES AND INSURANCE:

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11. THIRD PARTY LIABILITY:

The LESSEE during its occupancy of the leased premises shall hold the LESSOR free and harmless from any damage or liability or responsibility to any person or property arising out of, or as a consequence of the use of the property by the LESSEE, his/her employees or guests;

12. GUARANTEED LEASE:

The LESSEE hereby warrants a guaranteed three (3) years lease period and no amount of the Security Deposit shall be refundable to the LESSEE should pretermination take place at this time without prejudice to other damages and claims that may be due to the LESSOR to protect his rights and/or enforce any terms hereof, and for which the LESSEE shall also be liable.

13. SALE, TRANSFER AND MORTGAGE:

The LESSOR reserves the right to mortgage, sell, transfer or otherwise dispose of the leased premises, provided the LESSEE's rights under this lease are respected. The LESSEE binds himself/herself to allow the LESSOR or his authorized representative to enter the premises together with prospective buyers at reasonable hours and with prior notice;

14. INSPECTION OF THE PREMISES:

The LESSEE shall maintain the leased premises in good tenable conditions, ordinary wear and tear excepted, and for such purpose the LESSOR reserves the right at reasonable time and with prior notice to enter and inspect the leased premises and to make necessary repair thereof, and during the last two (2) weeks of the term of lease, the LESSOR has the right to inspect the leased premises;

15. RETURN OF THE PREMISES:

Upon termination of the period of the lease, except upon renewal or extension at the LESSOR's option, the LESSEE shall peacefully vacate the leased premises without delay whatsoever and restore possession thereof to the LESSOR with the complete set of keys and in as good condition as when it was first occupied (ordinary wear and tear expected), and in a clean and orderly manner. The LESSOR shall have the right to show the leased premises to prospective tenants at reasonable hours and with notice during the sixty (60) days prior notice to termination of this Contract of Lease.

16. RULES AND REGULATIONS:

The LESSEE agrees to commit and to abide with any and reasonable rules and safety regulations which may be promulgated by the PIONEER HIGHLANDS SOUTH CONDOMINIUM CORP. and with all duly constituted authorities of the Municipal/Provincial or National government.

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17. VIOLATIONS:

Any violations of the terms and conditions provided for in this contract on the part of the LESSEE or LESSOR shall be sufficient grounds for the termination of this Contract of Lease by the aggrieved party.

18. VENUE OF ACTIONS:

In the event of litigation hereon, the parties mutually submit themselves to the jurisdiction of the courts of the City of Mandaluyong to the exclusion of all other courts.

IN WITNESS WHEREOF, we have hereunto affixed our signatures, this _____ Day of _____ 2005 at Mandaluyong City.

Alexander Tan
ALEXANDER TAN
LESSEE

Joaquin Gaw
JOAQUIN GAW
LESSOR

SIGNED IN THE PRESENCE OF:

- 1. *Alex Tan*
- 2. _____

ACKNOWLEDGMENT

REPUBLIC OF THE PHILS.)
QUEZON CITY, S.S.

BEFORE ME, a Notary Public for and in the City of _____ personally appeared the following persons, to wit: _____

NAME	COMM.CERT.NO.	DATE & PLACE ISSUED
JOAQUIN GAW	00977628	3/21/05 Quezon City
ALEXANDER TAN	Cert. Nos. 10019777	Jan 9, 2005 Quezon City

all known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily.

WITNESS MY HAND AND SEAL, this _____ day of 2 APR 2005 2005 at _____ QUEZON CITY.

NOTARY PUBLIC
Until December 31, 2005
ATTY HECTOR B. CENTENO
NOTARY PUBLIC

Doc. No. 30/ ;
Page No. 7/ ;