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Contract No.:

OMB6-2025-01-001

CONTRACT OF LEASE

OFFICE OF THE OMBUDSMAN (VISAYAS)

RECEIVED

Date: FEB 24 2025

Time: By: REGIONAL OFFICE VI-ILOILO

KNOW ALL MEN BY THESE PRESENTS:

This **CONTRACT OF LEASE**, executed and entered into by and between:

OFFICE OF THE OMBUDSMAN, AREA OFFICE FOR THE VISAYAS, a government agency duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with office address at Department of Agriculture RO-7 Compound, M. Velez St., Guadalupe, Cebu City, represented by its Deputy Ombudsman for the Visayas, **HON. DANTE F. VARGAS**, herein referred to as the **LESSEE**;

- and -

JFWONDERLAND DEVELOPMENT INCORPORATED, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with office address at Prime Estate Subdivision, Brgy. Nabitasan, Lapaz, Iloilo City, herein represented by its duly authorized representative, **JOBERT JOHN POSADAS**, and which, shall hereinafter be referred to as the "LESSOR";

WITNESSETH:

WHEREAS, the LESSOR is the absolute and registered owner of a three-story commercial building, **The Mangroves**, located at Lot 2 and 4 Block 4, Prime Estates, Treñas Boulevard, Brgy. Nabitasan, Lapaz, Iloilo City.

WHEREAS, the LESSOR offers to lease a portion of the subject building to the LESSEE, to be utilized as the latter's Area Office for the Visayas-Field Office No. VI, and the LESSEE accepts the said offer, in accordance with the terms and conditions herein set forth.

NOW THEREFORE, for and in consideration of the rentals and the covenants hereinafter contained, the LESSOR hereby leases unto the LESSEE and the latter does hereby accept under lease the aforementioned premises of **The Mangroves** building, located on the second floor, with a total floor area of three hundred five (305) square meters, more or less, hereinafter referred to as the "LEASED PREMISES", subject to the following terms and conditions:

1. **AREA/COVERAGE/INCLUSIONS.** The LEASED PREMISES shall comprise of a portion of the second floor of the subject building consisting of an area of three hundred five (305) square meters, more or less.

1.1 The LESSEE acknowledges that upon turnover of the LEASED PREMISES, the same shall bear or contain the following:

- a. Painted ceiling with lighting fixtures
- b. Tiled flooring/ epoxy finish flooring
- c. Ground outlets
- d. Electrical system with panel board
- e. Sprinklers
- f. Provisions for air-conditioning system
- g. Common comfort rooms on the second floor
- h. Sub-meters for electricity.

Nonaclan FELICIANO P. OTRO

GABRIOSO J. MELLENDEZ

JOBERT JOHN POSADAS

DANTE F. VARGAS

1.2 In addition to the foregoing, the LESSEE shall be allowed access to and use of the following at the common areas of the building:

- a. Generator (for power outage of more than two (2) hours, consumption should be pro-rated to the charge of fuel
- b. Elevator access
- c. CCTV
- d. Fire extinguishers

1.3 The LESSOR shall allot and provide the LESSEE fifteen (15) parking spaces for the use of the latter during the daytime. However, only three (3) slots shall be allowed for overnight parking from 6:00pm onwards.

1.4 The LESSOR shall give the LESSEE a three-month rent-free period from receipt of the Notice to Proceed devoted to hauling and transfer of records, office equipment and furniture.

2. **PURPOSE.** The LESSEE shall solely and exclusively use the leased premises as Office Space for Field Office No. VI and for no other purpose.

3. **EXCLUSIVITY.** The LESSEE shall solely and exclusively occupy and use the leased premises and shall not allow any third person/party/entity to occupy and/or use any portion thereof.

4. **TERM.** The term of this lease is for a period of **ONE (1) year**, commencing on _____, the date of actual possession of the leased premises by the LESSEE and expiring one year thereafter, renewable for a similar period or more upon mutual agreement by both parties, provided that the rent shall not be subject to an escalation clause for the first one (1) year of stay and subject to not more than five (5) percent increase from the second year and for every year thereafter from the rental rate inclusive of value added tax (VAT) fixed herein. To determine the actual date of possession, the Lessor shall issue a Certificate of Occupancy to the LESSOR, which shall become an integral part of this Contract.

4.1 No interruption in the physical possession of the Leased Premises whatsoever shall serve to extend the term of this lease.

4.2 The LESSEE shall give a written notice to the LESSOR of its intention to renew this Contract, at least thirty (30) days before its expiration. Should the Parties fail to agree in writing on the terms and conditions for its renewal, within the said period, or before the expiry of the Contract, the same shall be deemed as not extended.

4.3 If the LESSEE continues to occupy or use the Leased Premises with the consent of the LESSOR after the termination of this Contract, said extension shall be on a month-to-month basis only under the same terms and conditions hereof and may be terminated by either party through a written notice served upon the other party, at least thirty (30) days prior to the intended date of termination.

5. **MONTHLY RENTAL.** The LESSEE agrees and undertakes to pay the LESSOR for the use of the leased premises the monthly rentals stipulated hereunder on or before the fifteenth (15) day of every month for the term of this lease, without need of demand. The monthly rental shall be in the Philippine Currency, inclusive of value added tax (VAT) amounting to **ONE HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED TWENTY- FIVE PESOS**

Mosala
Francisco Posadas

Gaudioso J. Melendez
GAUDIOSO J. MELENDEZ

Jobert Posadas
JOBERT POSADAS

Dante F. Vargas
DANTE F. VARGAS

and 60/100 (Php 179, 625.60) or TWO MILLION ONE HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED SEVEN PESOS and 20/100 (Php 2, 155, 507.20) for one (1) year period. It is understood that the Expanded Withholding Tax (EWT) and the Expanded Value Added Tax (E-VAT) shall be for the exclusive account of the LESSOR. The LESSEE shall provide the LESSOR with the corresponding tax withheld certificate.

Honrado
Felicis Posadas


GAUDIOSO J. MELLENDEZ

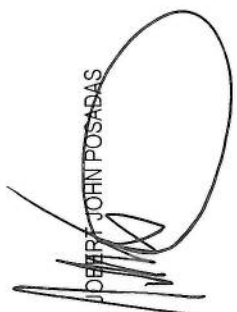
6. **ADVANCE RENTAL.** Upon signing of this Lease Contract, the LESSEE shall remit to the LESSOR as advance rental an amount equivalent to ONE month rental, or the total sum of ONE HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED TWENTY-FIVE PESOS and 60/100 (Php 179, 625.60) only which shall be applied as rental payment for the remaining month of this contract.

7. **SECURITY DEPOSIT.** Upon the signing of this Lease Contract, the LESSEE shall remit to the LESSOR as security deposit the sum of one (1) month rental equivalent to ONE HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED TWENTY-FIVE PESOS and 60/100 (Php 179, 625.60) only which shall remain intact, without interest, and shall be refunded to the LESSEE after termination/expiration of lease, not later than sixty (60) days, and only when the LESSEE (a) shall have vacated the leased premises and emptied it of personal properties and occupants/tenants; (b) upon submission of official receipts to show that electricity, water, telephone and other utility bills have been fully settled; and (c) upon application/deduction of such amount/s determined to be necessary to answer for any and all damages caused to the leased premises and its restoration to the same condition as when the lessee entered the leased premises.

7.1 The LESSEE cannot apply the deposit in payment of current rentals.

7.2 The entire deposit shall be forfeited in favor of the LESSOR, in the event the lease is pre-terminated by the LESSEE, without just cause.

8. **TAXES.** The real property taxes for the lot and the building shall be for the sole account of the LESSOR; while real property taxes on the improvement/s, if any, and all other additional assessments that may be levied by the National Government and/or the Local Government shall be for the sole account of the LESSEE. The LESSEE shall deduct and remit withholding taxes to the Bureau of Internal Revenue.


JOVITA JOHN POSADAS

9. **REPAIRS AND MAINTENANCE.** All major or extraordinary repairs for the preservation and/or conservation of the leased premises shall be for the account of the LESSOR; while ordinary repairs relating to/resulting from/necessitated by the daily use of the leased premises and wear and tear shall be for the sole account and expense of the LESSEE.

10. **IMPROVEMENTS AND ALTERATIONS.** The LESSEE may, at its own expense make and construct improvements on the leased premises, provided that the LESSEE shall before undertaking such improvements, inform the LESSOR in writing to be supported with plans or drawings, and shall implement or execute such improvements only after written approval is received from the LESSOR. The LESSOR reserves the right not to approve any or all improvements should the LESSOR feel that the improvement/s will affect the architectural design and structural integrity of the building and constitute possible violations of the Building Code. All government permits and real estate taxes on the improvements, if any, shall be for the account of the LESSEE


DANTE F. VARGAS

10.1 The LESSOR shall provide ordinary electric outlets and switches as part of the lease.

10.2 Upon the expiration or termination of the *Lease Contract* or any renewals thereof, all permanent improvements introduced to, or made on the leased premises shall pertain and belong to the LESSOR, without any compensation.

11. **EXERCISE OF DUE DILIGENCE.** The LESSEE hereby expressly acknowledges that the Leased Premises is in good and clean order and conditions, and undertakes to be responsible for any loss, damage or destruction that may be caused to the leased premises by, or due to the fault or negligence of its employees, agents, representatives, clients, customers and/or visitors, and shall bear the cost thereof and promptly make the necessary repairs of full replacements therefore. Failure on the part of the LESSEE to make necessary repairs of, or full replacements for the said lost, damaged or destroyed property shall authorize the cost thereof to be charged to the LESSEE'S security deposit which must then be replenished/restored to its proper amount by the LESSEE.

12. **SANITATION.** The LESSEE, shall, at its own expense, maintain the leased premises in good and tenantable condition and keep the leased premises in clean and sanitary condition. The LESSOR hereby warrants that it will keep and maintain its adjoining premise to be in good order and condition throughout the lease period.

13. **UTILITY CHARGES.** All monthly usage/expenses/bills/accounts for the utilities such as electricity, cable television, telephone, internet, and other public utility services that the LESSEE shall or has contracted, or may contract to use, shall be paid for by the LESSEE and shall be timely paid on their respective due dates.

13.1 The LESSEE shall, at its own expense, install its own air conditioning system, and shall further comply with all the laws, ordinances and regulations on safety, security, health, fire, police matters and the like.

13.2 The LESSOR shall provide and assign a separate electric meter and water meter for the exclusive use of the LESSEE although account is listed under the name of the LESSOR. The assigned electric meter is with meter number _____ under account number _____. The water meter assigned is with meter number _____ under account number _____. However, water consumption shall be free of charge for the duration of this contract.

13.3 The LESSEE shall pay all monthly billings for electricity and water (if applicable) within sixty (60) days from receipt of the same.

14. **TRANSFER OR ASSIGNMENT OF RIGHTS.** The LESSEE shall not assign nor transfer its rights under this Lease Contract without prior written consent of the LESSOR. The LESSOR reserves the right to disallow any assignment or transfer of rights to any third person/party/entity.

15. **PROHIBITION AGAINST SUBLEASE.** The LESSEE shall not sublease all or any portion of the leased premises without the prior written consent of the LESSOR. The LESSOR reserves the right to disallow any assignment or transfer of rights to any third person/party/entity.

Posadas
Felicita Posadas

Gaudioso J. Melendez

JOBERT JOHN POSADAS

DANTE F. VARGAS

16. **SIGNS, ADVERTISEMENT, DISPLAY.** The LESSEE shall not affix, install, erect, hang inscribe, paint or in any other manner display any notice, sign, signage or other advertising medium within the leased premises or on any part of the building unless with the written consent/approval of the LESSOR.

16.1 Subject to the consent/approval of the LESSOR, the LESSEE may affix, install, erect, hang, inscribe, paint or display its office or company signage or advertisement as may be necessary to promote and/or advertise the business or service which it is engaged in, of such size and style as the LESSOR may determine; provided that the LESSEE shall apply for and pay the corresponding permit or license fees and other government charges in connection therewith.

16.1 In requesting the approval of the LESSOR, the LESSEE shall submit a description and the specification of proposed sign, signage or advertisement.

17. **FURNITURE, FIXTURES AND EQUIPMENT.** Upon the expiration or termination of this *Lease Contract*, or its renewal, if any, and provided that the LESSEE is not then in default in the performance of any of the terms and conditions of this *Lease Contract*, the LESSEE may remove its trade or professional furniture, fixtures, and equipment which the LESSEE may have brought into or installed in the leased premises; provided, that the LESSEE shall be responsible and/or liable to repair any damage to the leased premises caused by the removal thereof.

18. **PROHIBITIONS**

A. The LESSEE shall:

- i.) not allow its employees, agents, representatives, clients, customers or visitors to obstruct the sidewalks, entries, passageways, corridors and other common areas of the building;
- ii.) not allow vendors or peddlers to use any portion of the sidewalks, entries, passageways, corridors and other common areas of the building to display or sell their wares;
- iii.) not place or allow anyone to place, affix, install, attach, or incorporate any structure, annex, or work of any kind outside of or protruding from the leased premises, and any such obstruction or protrusion may be removed by the LESSOR for the account of the LESSEE without the LESSOR incurring any liability for reimbursement as a result thereof;
- iv.) not install or construct any equipment, antennae, tower, cables, or similar contraptions on any part of the leased premises or other part of the building;
- v.) not bring into or store in the leased premises anything of highly inflammable or explosive nature or any other article which the LESSOR may reasonably prohibit;
- vi.) not bring into the leased premises or install therein any apparatus, machinery or equipment which may cause obnoxious tremors or noise;
- vii.) not do or cause to be done any act or thing which may expose the leased premises to fire or increase the fire hazards, nor shall the LESSEE change the insurance rate of the building, it being understood that should the LESSEE do so, it shall be responsible for all the damages which such violation may cause to the LESSOR and/or other tenants, aside from the LESSEE's OTHER liabilities under this contract;
- viii.) not keep or harbor any animals of whatever kind or size inside the leased premises; and

Handwritten signature and name: *John Posadas*

Handwritten signature and name: *Gaudioso J. Melendez*

Handwritten signature and name: *John Posadas*

Handwritten signature and name: *Diego F. Vargas*

ix.) not use the leased premises for immoral and/or illegal purposes.

19. **INJURY OR DAMAGE.** The LESSEE hereby assumes full responsibility for any damage which may be caused to the person or property of third persons while remaining either casually or on business in any part of the leased premises, and further binds itself to hold the lessor free and harmless from any such claim for injury or damage, unless such injury or damage is due to the gross negligence of the LESSOR.

20. **FIRE AND OTHER CALAMITIES.** In case of damage to the leased premises or its appurtenances by fire, earthquake, war or any other unforeseen causes, the LESSEE, shall give immediate notice thereof to LESSOR. If the leased premises shall be damaged by fire or any other cause without the fault or negligence of the LESSEE, or its employees, agents, representatives, clients, customers and/or visitors, the damage shall be repaired at the expense of the LESSOR as speedily as possible after notice of such damage; but if the building or the leased premises be so nearly destroyed as to make it untenable, without the fault or neglect of the LESSEE, either party may demand the rescission of this contract.

20.1 No compensation or claims of any kind shall be allowed against the LESSOR by reason of any inconvenience, annoyance or injury to LESSEE's business arising out of the necessity for repairing or rebuilding any portion of the leased premises or the building in which it is situated, whenever the necessity therefore may arise.

21. **INSURANCE.** The LESSEE shall not take any fire insurance on its properties within the leased premises without first securing prior express written consent from the LESSOR. Nor shall the LESSEE insure its properties therein in an amount beyond the value thereof. For this purpose, the LESSEE shall submit beforehand an inventory of its furniture, fixtures, equipment, properties/ and/or goods within the leased premise to be insured, which shall be subject to inspection or verification by the LESSOR or its authorized representative. Should the LESSEE secure a fire insurance without the prior written consent of the LESSOR, or in an amount beyond the value of its furniture, fixtures, equipment, properties and/or goods within the leased premises, then its *Contract of Lease* shall be considered and shall operate as a deed of assignment in favor of the LESSOR of the proceeds of the insurance policy, sufficient to cover the costs of the LESSOR'S properties damaged by the insured risk. In any event, insurance shall be obtained only through the insurance companies duly accredited by the LESSOR.

22. **INSPECTION AND REPAIR OF PREMISES.** The LESSOR or its authorized agents shall, upon at least three (3) days prior written notice to the LESSEE, have the right to enter the leased premises during business hours on working days to examine the same or make alterations or repairs therein, or for any purpose where the LESSOR may deem necessary for the operation or maintenance of the building or its installations.

22.1 The LESSOR may, during the last three (3) months of the term of the lease, exhibit the lease premises to prospective tenants.

23. **COMPLIANCE WITH LAWS AND ORDINANCES.** The LESSEE shall comply with any and all laws, ordinances, regulations or orders promulgated by proper government authorities arising from, or regarding the use, occupation and sanitation of the leased premises.

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POSADAS

GAUDIOSO J. MELENDEZ

JOBERT JOHN POSADAS

VARGAS

Posadas
FUCILAS POSADAS

24. **EXPROPRIATION.** In the event that expropriation or ejectment proceedings are instituted during the period of this lease by an instrumentality of the government, or by any other entity with authority to exercise such power, either party may rescind this contract should the leased premises become no longer useful for the purpose of this lease, upon giving the other party thirty (30) days prior to notice thereof in writing. In case of expropriation or ejectment, the LESSEE hereby unconditionally relieves and releases the LESSOR from any and all liability under this contract in connection with or arising out of such expropriation or ejectment proceedings, without prejudice to whatever recourse the LESSEE may have against the expropriation or ejecting entity on account of damage done or caused to the LESSEE'S properties.

GAUDIOSO J. MELENDEZ

25. **ABANDONMENT OF LEASED PREMISES.** If during the term of this lease the leased premises shall be deserted or remain unoccupied for a continuous period of thirty (30) days, the LESSOR, without need of court order or judicial proceedings, in a manner dictated by circumstances, and without being liable to any prosecution therefor, shall have the right to enter upon the leased premises as agent of the LESSEE, and to re-let the same to the payment of the rent due for the term of this lease, holding the LESSEE liable for any deficiency. At its option, the LESSOR, may lease out the leased premises without notice to the LESSEE to any party and under such terms as it may decide, provided that in no case shall the LESSOR be entitled to collect rents twice for the period. The LESSOR shall have the right to retain properties found in the premises owned by the LESSEE as security for the payment of the LESSEE'S obligations under this contract, which properties the LESSOR may, as attorney-in-fact of the LESSEE, dispose of at public auction, the proceeds to be applied to the outstanding obligations of the LESSEE, and the excess to be turned over the LESSEE or whomsoever is entitled thereto, or to place the same on deposit, if necessary, without prejudice to the right of the LESSOR to collect the deficiency, if any from the LESSEE.

JOBERTO H. POSADAS

26. **RETURN OF THE PREMISES.** Upon termination of the lease, or expiration of the *Contract of Lease*, unless this contract is extended for another term in a separate contract, the LESSEE shall immediately and peacefully return to the LESSOR the possession of the leased premises in as good, clean and sanitary condition as when it was entered upon the leased premise, save for reasonable wear and tear, devoid of any occupants, furniture, fixtures, equipment, properties and/or goods and improvements that may be lawfully removed without causing damage to , or destruction of the leased premises.

JOSE F. VARGAS

27. **NON-WAIVER OF CONDITIONS AND COVENANTS.** This failure of the LESSOR to insist upon strict performance of the terms, conditions and stipulations to insist upon strict performance of the terms, conditions and stipulations hereof shall not be deemed a relinquishment or waiver or any right or remedy that the LESSOR may have against the LESSEE, nor shall it be construed as a waiver of any right of action for any subsequent breach or default of the terms, conditions and covenants hereof, which terms and conditions and covenants shall continue to be in full force and effect. No waiver by the LESSOR of any kind of its right under this contract shall be deemed to have made unless expressed in writing and signed by the LESSOR.

28. **RIGHT TO TERMINATE.** The LESSEE agrees that all provisions herein contained shall be deemed conditions as well as covenants and conditions, and that if default or breach be made of any such covenants and conditions, then this lease, at the discretion of the LESSOR, may be terminated and cancelled forthwith, and the LESSEE shall be liable for any and all damages, actual and

consequential, resulting from such default and termination. Moreover, the LESSEE may pre-terminate this contract for any reason by giving the LESSOR three (3) months prior written notice, provided that the security deposit and advance deposit shall be forfeited in favor of the LESSOR, with the LESSEE being made liable for the rent and to all utility bills up to the last day of stay.

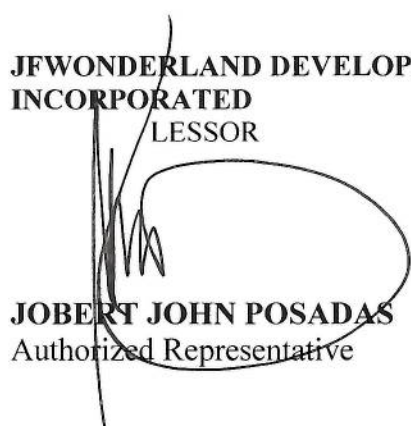
29. **SALE, TRANSFER OF LEASE PREMISES.** In the event of sale, transfer, mortgage or any other encumbrances of the leased premises, this *Contract of Lease* shall be guaranteed and respected and made part of such or any other transfer of interest.
30. **DISTURBANCE, ETC.** Disturbance or discontinuance of the possession of the leased premises by the LESSEE by any event or cause beyond the control of the LESSOR shall confer no right of any kind to the LESSEE as against the LESSOR.
31. **WARRANTY.** The LESSOR warrants that it is the absolute owner of the leased premises and shall maintain the LESSEE in peaceful and complete possession of the leased premises for the entire duration of this *Contract of Lease*.
32. **EFFECT OF LEASE CONTRACT.** This lease agreement renders void any and all agreements and understandings, oral and/or written, previously entered into between the parties hereto covering the property herein leased; and this agreement may not hereafter be modified or altered except by instrument in writing duly signed by the parties hereto.
33. **LITIGATION.** In case of litigation, both parties agree that the venue shall be in the proper courts in Iloilo City.
34. **BINDING EFFECT.** That this contract shall be binding upon LESSOR, his successor in interest and LESSEE for and in behalf of the Office of the Ombudsman, Area Office for the Visayas.

IN WITNESS WHEREOF, the parties have hereunto set their hands this _____ day of _____ 2025 at _____, Philippines.

OFFICE OF THE OMBUDSMAN
Area Office for the Visayas
LESSEE


DANTE F. VARGAS
Deputy Ombudsman for the Visayas

JFWONDERLAND DEVELOPMENT
INCORPORATED
LESSOR


JOBERT JOHN POSADAS
Authorized Representative

SIGNED IN THE PRESENCE OF:


GAUDIOSO J. MELENDEZ
Assistant Ombudsman for the Visayas


Witness

ACKNOWLEDGEMENT

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

BEFORE ME, this JAN 23 2025 in the City of Iloilo, personally appeared the following who satisfactorily proven to me their respective identity through the following competent evidence of identity:

Name	Identification Card presented with ID No./ Community Tax Cert. (Date & Place Issued)
JOBERT JOHN POSADAS	PIC ID No 0083541

*Posadas
Jobert John Posadas*

and who represented to me that (i) the foregoing Contract of Lease consisting of ten (10) pages including the page where this Acknowledgement is written is integrally complete; and (ii) the signatures appearing in the foregoing were voluntarily affixed by the above-mentioned individuals for the purposes stated, and who all declared that they have all executed the foregoing as their free and voluntary act and deed and the corporations/offices they represent.

WITNESS MY HAND AND SEAL on the date and at the place above-written.

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Series of 2025

[Signature]
ATTY. RONALD S. AMADOR
NOTARY PUBLIC
Commission No. 57 Until December 31, 2025
Roll of Attorney No. 65364
IBP Official Receipt No. 415596 / 01-10-2024 Pasig City
PTR No. 7279622 / 01/11/2024 Iloilo City
MCLE Compliance No. VI-0006323
Valid Until April 14, 2025

[Signature]

ACKNOWLEDGEMENT


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

BEFORE ME, this FEB 06 2025 in Cebu City, personally appeared the following who satisfactorily proven to me their respective identity through the following competent evidence of identity:

Name	Identification Card presented with ID No./ Community Tax Cert. (Date & Place Issued)
DANTE F. VARGAS	OMB ID No. 220005

and who represented to me that (i) the foregoing Contract of Lease consisting of ten (10) pages including the page where this Acknowledgement is written is integrally complete; and (ii) the signatures appearing in the foregoing were voluntarily affixed by the above-mentioned individuals for the purposes stated, and who all declared that they have all executed the foregoing as their free and voluntary act and deed and the corporations/offices they represent.

WITNESS MY HAND AND SEAL on the date and at the place above-written.


ATTY. CARL DENNIS B. ZAMORA
 NOTARY PUBLIC
 NOTARIAL COMMISSION NO. 062-22
 VALID UNTIL DECEMBER 31, 2025
 ROLL OF ATTORNEY NO. 83003
 IBP NO. 43674
 PTR NO. 7281014
 MCLE COMPLIANCE NO: Admitted 2022
 Initial Compliance until April 14, 2025
 For and in the City of Cebu

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