

CONTRACT OF LEASE

KNOWN ALL MEN BY THESE PRESENTS:

MINDORO STATE UNIVERSITY, a government Higher Education Institution represented by **DR. CHRISTIAN ANTHONY C. AGUTAYA**, OIC- University President, of legal age, Filipino citizen and with official address at Alcate, Victoria, Oriental Mindoro, hereinafter referred to as the "**Lessor**"

-and-

ARGIE P. MAYUGA of legal age, Filipino citizen and with address at Bagong Buhay, Victoria, Oriental Mindoro, is hereinafter referred to as the "**Lessee**"

-WITNESSETH-

In consideration of the rent and the Lessee's agreement hereinafter reserved and contained, the Lessor hereby leases to the lessee the following, to wit:

1. An area of Five Thousand (5,000) square meters (1/2 hectare) of rice field located in MinSU, VMC Annex Area, Brgy, Alcate, Victoria, Oriental Mindoro;
2. Yielding and paying rent at the rate of Twenty Centavos per square meter (Php 0.20/sq m) during the term, Philippine currency, per cropping;

The Lessee hereby agrees with the Lessor as follows:

- 2.1 Pay the rent as aforesaid without the necessity of express demand therefore, at the residence of the Lessor;
- 2.2 Pay the Lessor in cash the amount of Twenty Centavos per square meter (Php 0.20/sq m), Philippine currency, which payment shall be made every end of each cropping season;
- 2.3 In case of pre-termination of the contract, each party shall be notified three (3) months prior to the desired date of pre- termination;
- 2.4 Any alteration and improvement on leased properties shall be made with the consent of the Lessor;
- 2.5 Use the leased premises as rice production area;
- 2.6 Surrender the subject properties at the termination of the lease in the same condition which the Lessee shall have found them;

Sgd

- 2.7 Not to assign or sublease the premises hereby leased or any part thereof without written consent of the Lessor;
- 2.8 Permit the Lessor or their agents to enter and view the condition of the leased properties at reasonable hour and convenient manner;
- 2.9 The Lessee is prohibited from using the property for illegal activities; and
- 2.10 Should the Lessee fail to pay the rent herein stipulated in accordance with the terms mentioned above or violated the terms of this contract, the Lessor shall have the right to repossess the subject properties, and collect and recover from him all accrued rents.
3. This contract shall be effective for **second cropping** only that will start on January, 2024 to May, 2024 and the same can be renewed upon mutual agreement of the parties.

IN WITNESS HEREOF, the parties have hereto set their hands this ____ day of _____, 2024 at Victoria, Oriental Mindoro.

Sgd

CHRISTIAN ANTHONY C. AGUTAYA Ph.D.
Lessor

Sgd

ARGIE P. MAYUGA
Lessee

SIGNED IN THE PRESENCE OF

Sgd

Vice President for Administration
and Finance

Sgd

RAMIL D. ATIENZA, Ph.D.
OIC- Director for Production
and Business Operations

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ACKNOWLEDGEMENT

Republic of the Philippines)
Province of Oriental Mindoro) S.S.
Municipality of Victoria

BEFORE ME, notary public for and in the above jurisdiction, personally appeared the following:

Name	PRC I.D./ICTC No.	Date of	Place of
	Driver's License	Issue	Issue
Dr. Christian Anthony C. Agutaya			
Argie P. Mayuga			

Known to me to be the persons who executed the foregoing instrument and acknowledgement that the same is their free and voluntary act and deed.

This instrument consisting of three (3) pages including the page wherein this acknowledgement is written had been signed by the parties and their instrumental witnesses on each and every page thereof.

WITNESS MY HAND AND SEAL, this ____ day of _____, 2024 at Victoria, Oriental Mindoro.

Doc No. _____
Page No. _____
Book No. _____
Series of _____

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DOCUMENTATION OF ACTIVITIES

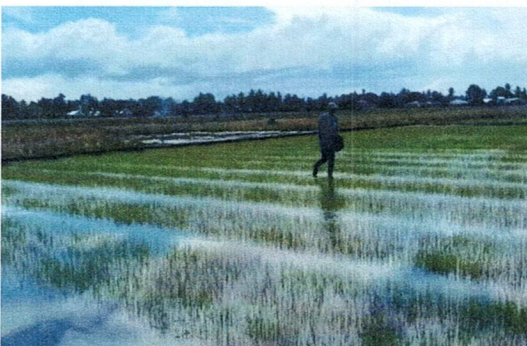
a. Seedbed Preparation



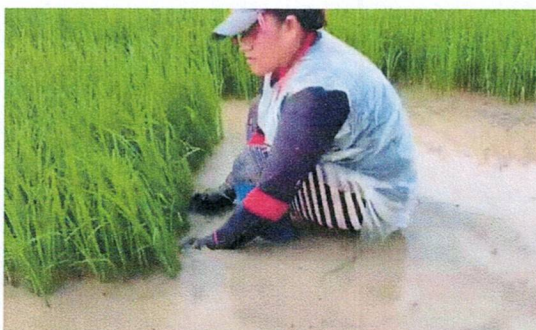
b. Seed Sowing



c. Care of Seedling



d. Pulling of Seedlings



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e. Hauling of Seedlings



f. Transplanting



g. Spraying of Pre-emergence herbicide



h. First Application of Fertilizer

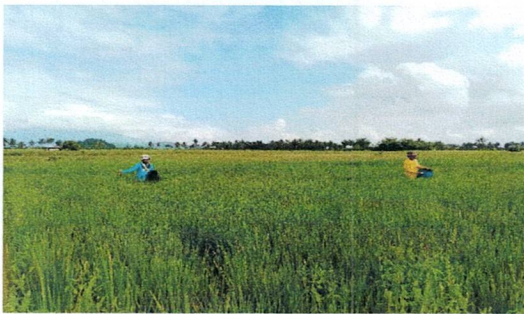




i. Second Application of Fertilizer



j. Third Application of Fertilizer



k. Spraying of insecticide



l. Harvesting

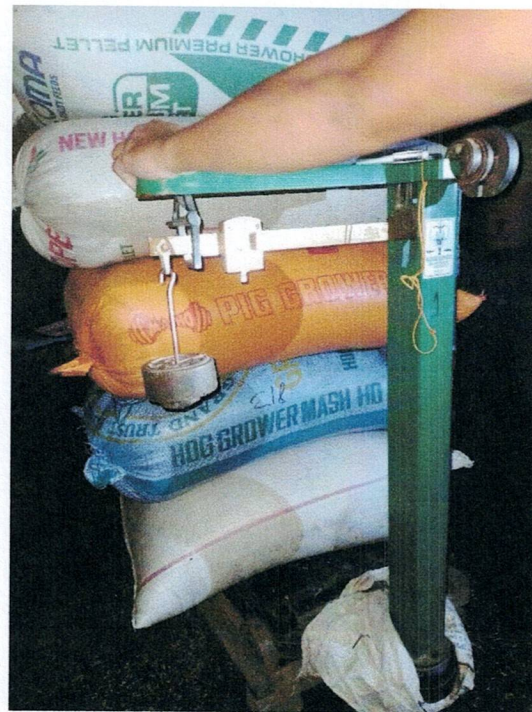




m. Harvested Palay



n. Weighing of Palay





o. Other Documents

