

BERAYA TRADING CORPORATION

Ebenezer Y Lim Leasing
PHILIPPINES

Date 08/09/24
Time 15:52
Payment Terms: 30 days
VAT Number:

Purchase Order 123

#	Description	GL Account	Price	Total Payment Due
1	15 Aug.2024-15 Sep.2024	Rent Expense	PHP 68,000.00	PHP 68,000.00
2	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
3	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
4	16 Sep.2024-15 Oct.2024	Rent Expense	PHP 68,000.00	PHP 68,000.00
5	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
6	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
7	16 Oct.2024-15 Nov.2024	Rent Expense	PHP 68,000.00	PHP 68,000.00
8	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
9	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
10	16 Nov.2024-15 Dec.2024	Rent Expense	PHP 68,000.00	PHP 68,000.00
11	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
12	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
13	16 Dec.2024-15 Jan.2025	Rent Expense	PHP 68,000.00	PHP 68,000.00
14	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
15	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
16	16 Jan.2024-15 Feb.2025	Rent Expense	PHP 68,000.00	PHP 68,000.00
17	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
18	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
19	16 Feb.2025-15 Mar.2025	Rent Expense	PHP 68,000.00	PHP 68,000.00
20	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
21	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00
22	16 Mar.2025-15 Apr.2025	Rent Expense	PHP 68,000.00	PHP 68,000.00
23	Vat12%	VAT	PHP 8,160.00	PHP 8,160.00
24	W/tax5%	Withholding Tax Expense	PHP -3,400.00	PHP -3,400.00

Tax Reg. No. :

Registered in England No. :

Tel. :

Fax :

Mail :

REPUBLIKA NG PILIPINAS
KAGAWARAN NG PANANALAPI
KAWANIHAN NG RENTAS INTERNAS
REVENUE REGION NO. 012
REVENUE DISTRICT NO. 079

BIR
Form No. 2303
Revised July 1997

2RC0001588455
OCN

CERTIFICATE OF REGISTRATION

TIN 110-539-110-001	NAME LIM, EBENEZER YUKOYA	REGISTRATION DATE 03/07/2019	
REGISTERED ADDRESS BOLOCBOLOC SIBULAN NEGROS ORIENTAL 6201			
REGISTERED ACTIVITY(IES) TAX TYPE REGISTRATION FEE TRADE NAME EBENEZER Y. LIM LEASING			LINE OF BUSINESS / INDUSTRY 7011 BUYING, SELLING, RENTING, LEASING, OPERATION OF DWELLINGS
REMINDERS: * Renewal of Annual Registration Fee of P500.00 is due on or before January 31 (Use BIR Form No. 0605) * File the required tax returns to conform with the above-registered tax types, whether with or without business operation to avoid penalties * Immediately inform this District Office in cases of transfer, closure and/or any other changes in the registration details to stop generation of open cases (Use BIR Form No. 1905) * From the date of Registration but prior to actual commencement of business, the following have to be accomplished: 1. Authority to Print Invoices/Receipts (BIR Form 1906) 2. Registration of Books of Accounts			

I HEREBY CERTIFY THAT THE ABOVE NAMED PERSON IS REGISTERED AS INDICATED ABOVE, UNDER THE PROVISIONS OF THE NATIONAL INTERNAL REVENUE CODE, AS AMENDED.

CONSUELO O. DE ASIS

MA. ANGELES S. REMULAN
ASST. REVENUE DISTRICT OFFICER

648000 680000

August 6, 2024

Greetings!

I would like to request approval for the following to be process for new warehouse in Sibulan Dumaguete.

3 months advance rental @ 72,760 per month= ₱ 218,280.00

2 months security deposit @ 72,760 per month= ₱ 145,520.00

9 PDC cheque for the following month:

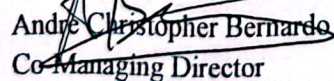
- Sep 16- Oct. 15, 2024
- Oct. 16- Nov. 15, 2024
- Nov. 16- Dec. 15, 2024
- Dec. 16- Jan. 15, 2025
- Jan. 16- Feb. 15, 2025
- Feb. 16- Mar. 15, 2025
- Mar. 16- Apr. 15, 2025
- Apr. 16- May 15, 2025
- May 16- June 15, 2025

Thank you and God Bless.

Kind Regards,


Glenda Carmona

Approved by:


Andre Christopher Bernardo
Co-Managing Director


Richard B. Lim Jr.
Managing Director

LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

This Agreement made this _____ day of _____ at _____
by and between:

Spouses Ebenezer Lim and Jocelyn Lim of legal ages and residents of Dumaguete City,
hereinafter referred to as the LESSOR.

and

Beraya Trading Corporation located at 1501 Centerpoint Condominium 1 Vargas Corner
Garrett St, Ortigas Center, San Antonio, Pasig City hereinafter referred to as the LESSEE;

WITNESSETH

WHEREAS, the LESSOR is the owner of a warehouse located at Bolocboloc, Sibulan, Negros
Oriental, with a floor area of 408 sq m more or less, covered by TCT No. 33845.

WHEREAS, the LESSEE desires to lease for its sole use as a storage for
its _____ and shall not be
used for illegal purpose.

NOW THEREFORE, for and in consideration of the foregoing premises and the terms and
conditions hereunder enumerated, the parties have mutually agreed and covenanted as follows:

LEASE PERIOD - This lease is for a term of 1 year, commencing on August 15, 2024 and ending
on August 14, 2025. Assignment and subleasing is not allowed whether directly or indirectly.

RIGHT TO RENEWAL OF CONTRACT - This Contract of Lease is renewable for such period
of time as may be mutually agreed upon by the parties. Any renewal shall be negotiated by and
between the parties, sixty (60) days prior to the expiration of this lease contract.

RENTAL - Upon signing of this contract, the LESSEE shall pay the lessor:

1. Advance rental of PESOS: TWO HUNDRED EIGHTEEN THOUSAND TWO HUNDRED EIGHTY PESOS (P 218,280.00), representing three (3) months rental for the aforementioned warehouse. The amount of SEVENTY TWO THOUSAND SEVEN HUNDRED SIXTY PESOS ONLY (P72,760.00) which is equivalent to one month rent shall be applied by the LESSOR as full payment of rental for the first month and the Amount of ONE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED TWENTY PESOS (P 145,520.00) shall be applied to the last two (2) months of this contract.
2. A Security Deposit in an amount equivalent to two (2) months rental ONE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED TWENTY PESOS (P 145,520.00) to answer for any damage to the leased premises during the period of its occupancy or unpaid utilities of the LESSEE or any other expenses incurred. Provided however, that should the above amount be inadequate to meet the aforementioned damages or bills, the LESSOR may still collect the balance from the LESSEE. The said Security Deposit shall be immediately returned to the LESSEE at the termination of the lease in full, after deduction of any cost or expense for which the Security Deposit is made answerable in accordance with this Agreement.

LESSEE shall pay the monthly rentals by 9 post-dated checks every beginning of the Contract year, according to the schedule provided below. Rental payment shall be paid within the first Ten (10) days of the month and shall cover the first up to the last day of said month.

Period	Mo. Basic Rent	12% VAT	5% EWT	Net monthly Payable
15 Aug. 2024 -15 Sep. 2024	68,000.00	8,160.00	3,400.00	72,760.00
16 Sep. 2024 -15 Oct. 2024	68,000.00	8,160.00	3,400.00	72,760.00
16 Oct. 2024 -15 Nov. 2024	68,000.00	8,160.00	3,400.00	72,760.00
16 Nov. 2024 -15 Dec. 2024	68,000.00	8,160.00	3,400.00	72,760.00
16 Dec. 2024 -15 Jan. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 Jan. 2025 -15 Feb. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 Feb. 2025 -15 Mar. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 Mar. 2025 -15 Apr. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 Apr. 2025 -15 May. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 May. 2025 -15 June. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 June. 2025 -15 July. 2025	68,000.00	8,160.00	3,400.00	72,760.00
16 July. 2025 -14 Aug. 2025	68,000.00	8,160.00	3,400.00	72,760.00

WARRANTY BY THE LESSOR - The LESSOR hereby warrants that the leased premises are in good order and tenantable condition such that the same is fit for the purpose for which LESSEE shall be using the same.

UPKEEP OF THE PREMISES - The LESSEE shall also undertake to preserve and upkeep of the lease premises. Keeping of domestic animals or fowls within these areas is not allowed.

ALTERATION/IMPROVEMENT - The LESSEE is not authorized to make alterations or to introduce improvements on the leased premises unless authorized in writing. Upon the expiration of this lease any removable alterations, additions or improvement that is removable without substantially damaging the leased premises shall pertain to the LESSEE. Other improvements whether movable or immovable that cannot be removed without causing substantial damage to the leased premises may be kept by the LESSOR without any obligation to the LESSEE.

REPAIRS - The LESSOR shall be responsible for major repairs at its exclusive expense. Whereas, the LESSEE shall undertake at its exclusive expense for minor repairs such as, but not limited to: leaking roofs, leaking faucets, toilet fittings and lavatory, replacements of light bulbs, lost or broken handles, lost keys, installation and removal of appliances, including restoration of any changes, or breakage due to its normal use or the fault of the LESSEE.

COSTS FOR NECESSARY REPAIRS - The LESSEE shall, at its own expense, make the necessary repairs on the premises, its existing improvements and installations in order for the same to remain in serviceable condition.

UTILITIES - Electricity, water, telephone, internet connections and other utilities shall be for the account of the LESSEE. It shall be responsible for its prompt payment.

RETURN OF THE LEASED PREMISES - Upon the expiration of the period of lease or its renewal or extension, the LESSEE shall peacefully vacate and leave the leased premises in as good condition as at the time of the delivery to the LESSOR, ordinary wear and tear excepted;

RULES AND REGULATIONS - The LESSEE shall comply with any and all rules and safety regulations necessary and incidental to the course of its business as well as the rules, regulations and other ordinances of the local and national government, including permits and licenses now existing or may hereafter be adopted, regarding the use and occupancy of the Leased Premises.

The LESSEE shall not engage in any illegal activities. It shall not store contraband or hazardous materials that is detrimental to health or anything that will increase the premium of the insurance policy on the premises. Notwithstanding the foregoing, LESSOR shall comply with mandatory rules, regulations, and laws which are legally the obligations of the LESSOR, and LESSEE shall not be made answerable for the same.

INSPECTION - The LESSEE shall allow the LESSOR, upon prior notice, to enter and inspect the condition of the premises any day during reasonable business hours of the LESSEE and in a convenient and reasonable manner.

INSURANCE - The LESSEE shall be responsible for insuring its things within the premises at its exclusive expense, against fire, floods and other natural or man-made calamities. The LESSOR shall be responsible for the insurance of the building.

DAMAGE CAUSED BY INSECTS OR BIRDS - The LESSOR shall not be liable for the presence of or for damages caused by bugs, vermin, ants, termites (anay), other insects, or birds.

FAILURE OF UTILITIES - The LESSOR shall not be liable for the failure of utility facilities, such as electricity, water or communication provided that such failure is not due to breach, fault or negligence on the part of the LESSOR.

PRETERMINATION - The LESSEE shall not be entitled to a rental refund in case the LESSEE decides not to proceed or continue with the lease before its expiration.

BREACH OR DEFAULT - In the event LESSEE shall default in the payment of the monthly rent as provided herein, LESSOR shall promptly so notify LESSEE in writing, and failure of LESSEE to cure such default within THIRTY (30) days after receipt of such notice shall, at the option of the LESSOR, work as a forfeiture of the lease or LESSOR may enforce performance in any manner provided by law.

In the event LESSEE shall default in the performance of any of the terms or conditions of this lease other than the payment of monthly rent, LESSOR shall promptly so notify LESSEE in writing. If LESSEE shall fail to cure such default within THIRTY (30) days after receipt of such notice, LESSOR may cure such default and such expense shall be added to the rent otherwise due, or cancel and terminate this Contract of Lease or its extension or renewal.

VENUE - In the event of litigation arising from this contract, it is hereby stipulated that the venue of the case shall only be in the appropriate courts in the City of Dumaguete, to the exclusion of other courts.

INDEMNITY - The LESSOR shall indemnify and hold LESSEE free harmless from any action, suit, liability, risk, loss, or damage, arising from, or due the breach of this Agreement by, fault, or negligence of the LESSOR or the latter's failure or refusal to comply with rules, regulations, or laws relevant to LESSOR's obligations, including actions or suits brought by, or liabilities, risks, losses or damages to third parties.

THE LESSEE shall likewise indemnify and hold the LESSOR free and harmless from any action, suit, liability, risk, loss, or damage, arising from, or due to the breach of this Agreement by, fault or negligence of the LESSEE or the latter's failure or refusal to comply with rules, regulations, or laws relevant to LESSEE'S obligations, including actions or suits brought by, or liabilities, risk, losses or damages to third parties.

This lease contract supersedes and renders void any and all agreements and understandings, oral or written, previously entered into between the parties covering the property herein leased, and this contract shall not hereafter be modified or altered except by an instrument in writing duly signed by the parties hereto.

DATA PRIVACY - Any personal data collected or disclosed in connection with this COL shall be processed by both parties pursuant to the Data Privacy Act of 2012, its Implementing Rules and Regulations ("IRR") and any applicable legislation, rule, or issuance. Such data shall be processed solely for the purposes of the performance, management and monitoring of this COL. The LESSOR acknowledges that the information provided in this COL is true and correct and agrees to indemnify and hold LESSOR and its representatives free and harmless from and against any and all suits or claims, actions, or proceedings, damages, cost, and expenses, including attorney's fees,

which may be filed, charged or adjudged against LESSEE or any of its directors, stockholders, officers, employees, agents or representatives in connection with or arising from the use, processing and disclosure by LESSEE or its representatives of the aforementioned information pursuant to LESSEE's reliance on the representation and warranties of the LESSOR.

NON-WAIVER - The failure of any party to insist upon the strict performance of any of the terms, conditions and covenants hereof, shall not be deemed as relinquishment or waiver of any subsequent breach or default of the terms, conditions and covenants hereof, which in turn, shall continue to be in full force and effect. No waiver by any party of any of its rights under this COL shall be deemed to have been made unless expressed in writing and signed by the party making such waiver.

NOTICES - All notices or demand sent by either party hereto to the other party shall be deemed to have validly given if sent thru email, facsimile or delivered personally, by registered mail, to such other party at its above address.

To the LESSEE:
Address/ contact # 09178965359
Attention: Andre Christopher Bernardo

To the LESSOR:
Address/ contact # 09088678283
Attention: Ebenezer Lim

GOVERNING LAW - The provisions of this COL shall be governed, interpreted and constructed in all aspects under the laws of the Republic of the Philippines

SETTLEMENT OF DISPUTE - Should there be any dispute arising between the parties relating to this COL, they shall exert reasonable efforts to amicably settle all disputes arising in connection with this COL. Where amicable settlements fail and one of the parties takes judicial action for the protection of its interest and enforcement of its rights, such action shall be filed before the proper courts of Dumaguete City, to the exclusion of other courts..

ENTIRE AGREEMENT - This COL constitutes the entire, complete and exclusive statement of the terms and conditions of the agreement between the parties with respect to the subject matter referred to herein. No statement or agreement, oral or written, made prior to the signing hereof, and no prior conduct of practice by either party shall vary or modify the written terms embodied hereof, and neither party shall claim any modification of any provisions set forth herein unless such modification is in writing and signed by both parties.

IN WITNESS WHEREOF, the parties herunto affix their signatures on
at _____.

LESSEE:

EBENEZER LIM

LESSOR:

DERAYA TRADING CORPORATION

ANDRE CHRISTOPHER BERNARDO
Treasurer

WITNESSES:

ACKNOWLEDGMENT

Republic of the Philippines)
City of PASIG CITY)s.s

PASIG CITY

Before me, a Notary Public for and in the City of _____ this _____
day of 06 AUG 2024, at PASIG CITY appeared:

NAME

Andre Christopher Bernardo

TYPE OF VALID GOV'T ID & NUMBER

P14821248

And acknowledged before me that this lease Agreement are their free and voluntary as well as that of their principal represented.

In witness whereof, I hereunto affix my signature this 06 AUG 2024 of _____ at
PASIG CITY, Philippines.

Doc No. 200
Page No. 41
Book No. 25
Series of 2024

✓
FERDINAND D. AYAHAO
Notary Public

For and in Pasig City and the Municipality of Pateros
Appointment No.96 (2014-2025) valid until 12/31/2025
MCLE Exemption No. VIII-BEP003234, until 04/14/28
Roll No. 46377; IBP LRN 02459; OR 535886; 06/21/2001
TIN 123-011-785; PTR 1634583AA; 01/03/24; Pasig City
Unit 5, West Tower PSE, Exchange Road
Ortigas Center, Pasig City Tel.+632-86314090