



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



DISTRICT I

HON. CATHERINE SARINO-EVARISTO

City Councilor

HON. MIGUEL N. BAUTISTA

City Councilor

HON. ADRIELITO G. GAWARAN

City Councilor

HON. MANOLO S. GALVEZ JR.

City Councilor

HON. RICARDO F. UGALDE

City Councilor

HON. LEVY M. TELA

City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA

City Councilor

HON. REYNALDO D. PALABRICA

City Councilor

HON. ROGELIO M. NOLASCO

City Councilor

HON. REYNALDO M. FABIAN

City Councilor

HON. SIMPLICIO G. DOMINGUEZ

City Councilor

HON. HORACIO M. BRILLANTES JR.

City Councilor

HON. RANDY C. FRANCISCO

City Councilor-ABC President

HON. PALM ANGEL S. BUNCIO

City Councilor- SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor/Presiding Officer

Noted by:

HON. STRIKE B. REVILLA

City Mayor

CITY RESOLUTION NO. 2025-800

Series of 2025

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A CONTRACT OF LEASE WITH WOODRIDGE COLLEGE, INC. ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH REGARD A PARCEL OF LAND SITUATED AT SOLDIER'S HILLS SUBDIVISION, BARANGAY MOLINO 6, CITY OF BACOR, CAVITE.

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-sponsored by:

Hon. Miguel N. Bautista, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Manolo S. Galvez, Jr. Hon. Adrielito G. Gawaran, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Levy M. Tela, and Hon. Ricardo F. Ugalde.

WHEREAS, on 11 September 2025 the Office of the City Mayor formally requested the Sangguniang Panlungsod to pass a resolution authorizing the City Mayor, Honorable Strike B. Revilla, to sign a Contract of Lease with Woodridge College, Inc. involving the lease by the City Government of a parcel of land with improvements owned by the said juridical entity situated at Soldier's Hills Subdivision, Barangay Molino 6, Bacoar City, Cavite (the "subject property").

WHEREAS, City Government of Bacoar desires to lease a portion of the property including all the improvements therein as a temporary school facility for Cavite State University (CvSU) and shall not diverted to other uses;

WHEREAS, the administrators of the Cavite State University then sought the assistance of the City Mayor to protect the academic interests of the students of the said educational institution, most of which are residents of the City of Bacoar.





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City Councilor- SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Noted by:

HON. STRIKE B. REVILLA
City Mayor



WHEREAS, pursuant to the Section 16 of Republic Act No. 7160 (the "Local Government Code of 1991"), the City Mayor began finding solutions to the pressing problem of the students of the Bacoor City campus of the Cavite State University so as not to disrupt their studies.

WHEREAS, the Office of the City Mayor submitted a draft Contract of Lease (COL) to the Sangguniang Panlungsod for its review and consideration. The proposed COL is hereby deemed incorporated into and made a part of this Resolution as **Annex "A"**.

NOW THEREFORE, be it **RESOLVED AS IT IS HEREBY RESOLVED** by the 6th Sangguniang Panlungsod in regular session duly assembled to authorize the City Mayor to sign the said Contract of Lease for and on behalf of the City Government of the City of Bacoor, Cavite.

RESOLVED FURTHER, to furnish the Office of the City Mayor, the Woodridge College, Inc., and other government offices concerned with copies of this Resolution.

APPROVED this 22nd day of September 2025 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was approved in accordance with law.

Certified:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Noted:

HON. STRIKE B. REVILLA
City Mayor



CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This Contract of Lease (the "Contract") is made and entered into this _____ at _____, Philippines, by and between:

WOODRIDGE COLLEGE, INC., a corporation duly organized and existing under the laws of the Republic of the Philippines, with office address at Soldiers Hills IV, Molino 6, Bacoor City, Cavite, represented herein by its duly authorized representative, **MR. RAMDN ABAD PREZA** (hereinafter referred to as the "LESSOR");

and

THE CITY GOVERNMENT OF BACOR, a local government duly organized and existing under the laws of the Republic of the Philippines, with principal office address at Bacoor Government Center, Bacoor Blvd., Brgy. Bayanan, Bacoor City, Cavite, represented by the Honorable Mayor **STRIKE B. REVILLA**, pursuant to City Resolution No. _____ dated _____ (hereinafter referred to as the "LESSEE").

WITNESSETH:

WHEREAS, the LESSOR is the registered owner of a parcel of land and improvements located at Soldiers Hills IV Subdivision, Barangay Molino 6, Bacoor City, Cavite (the "Leased Premises");

WHEREAS, the LESSOR agrees to lease-out the Leased Premises to the LESSEE and the LESSEE is willing to lease the same;

NOW, THEREFORE, for and in consideration of the foregoing premises, the LESSOR leases unto the LESSEE, and the LESSEE hereby accepts from the LESSOR the Leased Premises, subject to the following terms and conditions:

1. **PURPOSES.** The Leased Premises shall be used exclusively by the LESSEE as a temporary school facility for Cavite State University (CAVSU) and shall not be diverted to other uses. To ensure conducive learning, it is agreed that the Leased Premises shall have a maximum capacity of 800 students only at one instance.

It is hereby expressly agreed that if at any time the Leased Premises is used for other purposes, the LESSOR shall have the right to rescind this Contract without prejudice to its other rights under the law, subject to observance of due process.

2. **TERM.** The term of lease of the Leased Premises is for ONE (1) YEAR from October 1, 2025 to September 30, 2026. Upon the expiration of the term of lease, this Contract may be renewed under such terms and conditions as may be mutually agreed upon by both parties through a written notice of intention to renew the lease served to the LESSOR not later than seven (7) days prior to the expiry date of the Term herein agreed upon.
3. **MONTHLY RENTS.** The monthly rental rate for the Leased Premises shall be PHILIPPINE PESOS: THREE HUNDRED THOUSAND AND 00/100 (PHP 300,000.00). All rental payments shall be payable to the LESSOR not later than the 5th day of each month.
4. **PUBLIC UTILITIES.** The LESSEE shall pay for its telephone, electric, cable TV, water, internet, association dues and other public services and utilities during the Term of this Contract.
5. **TAXES.** Real property taxes shall be for the account of the LESSOR. Income taxes and other taxes arising from or related to the rental payments shall be inclusive in the agreed monthly rentals.
6. **FORCE MAJEURE.** This Contract may be terminated without any compensation by any Party through written notice to the other if the entire or any part of the Leased Premises is destroyed or damaged by fire, flood, lightning, typhoon, earthquake, storm, riot or any other unforeseen disabling cause of acts of God, as to render the Leased Premises during the Term of this Contract substantially unfit for use and occupation by the LESSEE.
7. **EXPIRATION OF THE LEASE.** At the expiration or cancellation of this Contract, the LESSEE will promptly deliver to the LESSOR the Leased Premises with all corresponding keys and in as good and tenable condition as it was at the execution of this Contract, except ordinary wear and tear expected devoid of all occupants, movable furniture, articles and effects of any kind.

Noncompliance herewith by the LESSEE will give the LESSOR the right, at the latter's option, to refuse to accept the delivery of the Leased Premises and compel the LESSEE to pay rent therefrom at the same rate plus 25% as penalty until the LESSEE shall have complied with the terms hereof. The same penalty shall be imposed in case the LESSEE fails to leave the Leased Premises after the expiration of the Term of this Contract or termination thereof for any reason whatsoever.

8. **BINDING EFFECT.** This Contract shall be valid and binding between the Parties, their successors, successors-in-interest, and assigns.
9. **JUDICIAL RELIEF.** Should any one of the Parties herein be compelled to seek judicial relief against the other, the losing party shall pay an amount of 100% of the amount claimed in the complaint as attorney's fees, which shall in no case be less than P50,000.00, in addition to other costs and damages which the said Party may be entitled to under the law.

10. **GOVERNING LAW AND VENUE.** This Contract shall be governed by the laws of the Republic of the Philippines. In case of dispute arising from the terms of this Contract, the Parties shall resolve the dispute through good faith and amicable discussions. If said dispute remains unsettled, any action arising therefrom shall be filed in the competent courts of Bacoor City, Cavite only, to the exclusion of all other court venues.

IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures on the date and at the place first above written.

WOODRIDGE COLLEGE, INC.

By:

THE CITY GOVERNMENT OF BACOR

By:

MR. RAMON ABAD PREZA

Authorized Representative

LESSOR

HON. STRIKE B. REVILLA

City Mayor

LESSEE

SIGNED IN THE PRESENCE OF:

[COMPLETE NAME]

[Designation]

Witness for the **LESSOR**

ATTY. AIMEE TORREFRANCA-NERI

City Administrator

Witness for the **LESSEE**

(Acknowledgment page follows)

REPUBLIC OF THE PHILIPPINES)
BACOR CITY, CAVITE) S.S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public, this _____ in _____, Philippines, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity Details
WOODRIDGE COLLEGE, INC. By: MR. RAMON ABAD PREZA		
THE CITY GOVERNMENT OF BACOR By: HON. STRIKE B. REVILLA		

known to me and to me made known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free voluntary act and deed.

This Contract consisting of three (3) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the parties and their witnesses, and sealed with my notarial seal.

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

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