

AN ORDINANCE AUTHORIZING THE LEASE OF THE CITY LOT WITH AN AREA OF 285.65 SQUARE METERS AT INSULAR STREET, BINONDO, IN FAVOR OF DR. JOSE R. CHUATOCO, AT A MONTHLY RENTAL OF P114.26 AS FIXED BY THE CITY RENTAL COMMITTEE, UNDER CERTAIN CONDITIONS.

Be it ordained by the Municipal Board of the City of Manila, that:

SECTION 1. That the lease of the City lot with an area of 285.65 square meters at Insular Street, Binondo, in favor of Dr. Jose R. Chuatoco, at a monthly rental of P114.26 as fixed by the City Rental Committee, be authorized, subject to the following conditions:

1. That the lease shall be for a period of twenty (20) years from the date of execution of the contract of lease and renewable for a like period of twenty (20) years, at the option of the Lessor, at a monthly rental of One Hundred Fourteen Pesos and Twenty-Six Centavos (P114.26), Philippine currency, payable in advance within the first five days of each and every month during the term of the lease;
2. That the right to occupy the lot to be leased cannot be transferred without the knowledge and written consent of the City authorities;
3. That the parcel of land to be leased shall be for the exclusive use and benefit of the Binondo Maternity Hospital, erected and established on its lot immediately adjoining and abutting said parcel of land to be leased, of which said hospital and lot on which it is erected are the registered properties of the Lessee;
4. That said City lot shall not be subleased to other party or parties;
5. That failure to pay the monthly rental within the time herein specified will be good and sufficient cause for the cancellation and rescission of the contract by the City of Manila;
6. That upon the execution of the contract of lease, the Lessee shall deposit with the Office of the City Treasurer an amount equivalent to three (3) months rent of the land to guarantee the regular payment of the monthly rentals, said amount to remain deposited thereat as long as the Lessee is in possession of the land leased. In case of subsequent failure to pay the rents on the part of the Lessee, the aforementioned sum shall be subject to confiscation and application to the payment of rentals in arrears; otherwise, it shall be refunded to the Lessee upon the termination of the lease or upon vacating the premises;
7. That the Lessee shall not be given the option to purchase this property as this might be used in the

future by the City for the widening of Estero de la Reyna and for the 3-meter tow path as required in the Estero Agreement of 1911;

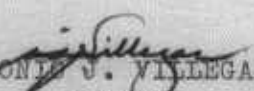
8. That if in any event the City decides to undertake the aforesaid widening of Estero de la Reyna and the construction of the 3-meter tow path, the Lessee shall vacate and clear the premises within such reasonable period of time as may be specified in the notice to be issued by the City Engineer, without any obligation or cost to the City Government; and
9. That the City property to be leased shall be used exclusively for the purpose under which the lease is granted.

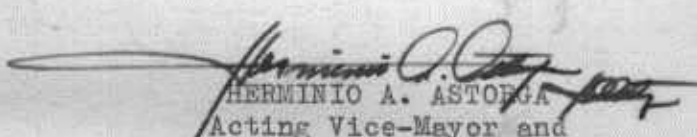
SEC. 2. This Ordinance shall take effect upon its approval.

Enacted by the Municipal Board of the City of Manila at its regular session today, May 21, 1963.

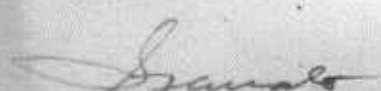
Approved by His Honor, the Mayor on *July 15, 1963*.

APPROVED:


ANTONIO J. VILLEGAS
Mayor
City of Manila


HERMINIO A. ASTORGA
Acting Vice-Mayor and
Presiding Officer, Municipal Board

ATTESTED:


SERAFIN P. MANALO
Secretary to the Mayor


IRENEO KOMOSEM
Secretary, Municipal Board

/HRN/gcl