

CONTRACT OF LEASE EXTENSION

This Contract of Lease Extension made and entered into by and between:

MJ REALTY HOLDINGS, INC., a corporation duly organized and existing under the laws of the Philippines, with offices at the Majalco Building, Benavidez cor. Trasierra Sts., Legazpi Village, Makati City, represented by its *President*, **GEORGE J. MARTIREZ**, hereinafter referred to as the **LESSOR**

- and -

LAVIEW SECURITY PHILS, INC., a corporation duly organized and existing under the laws of the Philippines, with address at Kolin Building, Edsa cor. Magallanes, Makati City, represented herein by its *President/CEO*, **TONG YONG TSENG**, jointly and severally with **LAVIEW SECURITY PHILS. INC.**, hereinafter referred to as the **LESSEE**

WITNESSETH: That

WHEREAS, there is an existing lease between the parties regarding the lease of a space at Unit 306 3rd Floor, Gateway Centre, Paseo de Magallanes, Makati City, identified as Doc. No. 254, Page No. 51, Book No. 3, Series of 2012 of Notary Public, Jose P. Aguilar Jr. of Makati City, which is incorporated and made an integral part of this Lease Extension Agreement by reference;

WHEREAS, the existing lease will expire on May 15, 2016 and the parties thereto have agreed to extend the said lease for another period of one (1) year;

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties have agreed as follows:

1. **PERIOD OF LEASE:** This contract shall be for a definite and guaranteed period of one (1) year to commence on **May 16, 2016** and shall remain valid and effective until **May 15, 2017**.
2. **RENTAL RATE:** The LESSEE shall pay the LESSOR, within the 15th & 20th day of each month, net of withholding tax, with the following schedule as follows:

LEASE PERIOD

Monthly Rental

May 16, 2016 to May 15, 2017

Pesos: Sixty-Two Thousand Nine Hundred Thirty-Six & 04/100 (**Php 62,936.04**) monthly.

Any monthly rental due and unpaid shall earn interest at the rate of three (3%) percent per month from due date until the rental is fully paid

LESSEE has the option to extend the lease upon expiry date on 15 May 2017 under terms and conditions to be mutually agreed, provided, there is an upward revision or increase of rentals for the covering extension

3. All other terms and conditions of existing lease shall, ipso facto, be considered as valid and enforceable under this lease extension agreement, insofar as the same are not inconsistent with this agreement.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures on this ____ day of MAY 30 2016 at Makati City, Philippines.

MJ REALTY HOLDINGS, INC.

(Lessor)

By:


GEORGE J. MARTIREZ
 President

LAVIEW SECURITY PHILIPPINES INC.

(Lessee)

By:


TONG YONG TSENG
 President/CEO, jointly and severally

SIGNED IN THE PRESENCE OF:



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

Makati City) S.S.

BEFORE ME, a Notary Public, for and in Makati City, personally appeared:

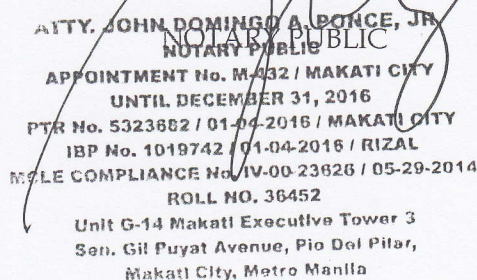
MJ REALTY HOLDINGS, INC.	003-827-153-000	
GEORGE J. MARTIREZ	EC16036677	7/10/19-Manila
LAVIEW SECURITY PHILIPPINES INC.	008-284-277-000	
TONG YONG TSENG	711894724	5/16/17-USA

known to me to be the same persons who executed the foregoing Contract of Lease Extension and acknowledged to me that the same is their own free will and deed, and of the corporation they represent.

I hereby certify that this Contract of Lease Extension consists of two (2) pages, including this page on which this acknowledgement is written, and was signed by the parties and their witnesses on each and every page and sealed with my notarial seal.

WITNESS MY HAND AND SEAL this MAY 30 2016, at Makati City, Philippines.

Doc. No. 332;
 Page No. 67;
 Book No. 23;
 Series of 2016.


 ATTY. JOHN DOMINGO A. PONCE, JR.
 NOTARY PUBLIC
 APPOINTMENT No. M-432 / MAKATI CITY
 UNTIL DECEMBER 31, 2016
 PTR No. 5323882 / 01-04-2016 / MAKATI CITY
 IBP No. 1019742 / 01-04-2016 / RIZAL
 MCLE COMPLIANCE No. IV-00-23826 / 05-29-2014
 ROLL NO. 36452
 Unit G-14 Makati Executive Tower 3
 Sen. Gil Puyat Avenue, Pio Del Pilar,
 Makati City, Metro Manila