

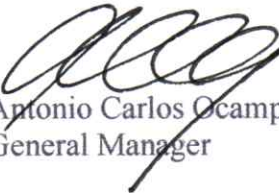


Terms of Reference (TOR) for the BIDDING of the AOKI-SIDE DRIVING RANGE

1. This bidding is open to all interested parties who would like to operate the Aoki-side Driving Range of the Eagle Ridge Golf & Country Club, Inc.
2. The lease shall be for a period of 3 years, renewable for another 3 years, with the provision of an additional 5% increase every year from the 2nd year.
3. The MINIMUM BID FEE for the lease is Php 200,000 per month or 10% of the gross monthly revenue on all golf-related businesses, whichever is higher.
4. The lessee shall take care of the necessary renovations of facilities at the Aoki-side driving range, including but not limited to roofing, hitting bays, office building, and other facilities.
5. The lessee shall provide the needed hitting mats.
6. The lessee shall provide 20,000, or more, driving range golf balls every year. These golf range balls will be added to the existing range golf balls of the Club and will be equally shared between the Main (Club) driving range and the Aoki-side driving range.
7. The cost of additional personnel to operate the facilities shall be for the account of the lessee.
8. Additional security personnel to ensure the safety of customers (members and guests), and to secure the driving range facilities (especially at night) shall be for the account of the lessee.
9. Operational costs including, but not limited to, electricity, water, etc. shall be paid by the lessee.
10. The cost to maintain the hitting areas (i.e. cutting the grass, maintenance of the bunkers and the putting greens), and the cost of ball pickers shall be for the account of Eagle Ridge.
11. All other additional facilities to be constructed (i.e. additional putting green, additional building or office, etc.) shall be for the account of the lessee. The design of those facilities shall be reviewed and approved by the Eagle Ridge Board of Directors and Management before construction.
12. All customers' (from members and guests) fees generated by the Aoki-side driving range shall be the income of the lessee.
13. The lessee can dictate the rates of the fees for the Aoki-side driving range, separate from the rates of the Main Club driving range.
14. Only golf-related businesses (i.e. golf academy, simulation golf, golf club repairs and fitting, etc.) shall be allowed to be operated by the lessee at the Aoki-side driving range other non-golf related businesses may be allowed i.e. F&B, Locker, convenient stores, etc. upon the approval of the management.
15. Any additional non-golf related business that the Lessee will put up (i.e. F&B, convenient store, etc.) will be reviewed and approved by the Eagle Ridge Board of Directors and Management. A 10% commission from the gross monthly revenue of these non-golf related businesses will be paid by the Lessee to the Club.



16. All personnel to be hired by the lessee shall be screened by Eagle Ridge Management and Security Officer.
17. Members of the Board of Directors and Management of Eagle Ridge shall be allowed to use the facilities for free.
18. Any additional proposals are to be included in the sealed bid.
19. All bids should be submitted to the office of the General of Eagle Ridge Golf and Country Club, Inc. The deadline for submission of bids is on September 25, 2024 at 12:00 noon.
20. The Bids and Awards Committee shall deliberate on the submitted proposals based on their merits and will decide within 1 week after the bidding.
21. The winner of the bidding shall be announced on or before September 30, 2024, 12:00 noon.



Antonio Carlos Ocampo
General Manager

23 August 2024