

[Commonwealth Act No. 178, November 13, 1936]

AN ACT AMENDING SECTIONS SEVEN, FIFTEEN, TWENTY-THREE AND TWENTY-NINE OF ACT NUMBERED FOUR THOUSAND AND FIFTY-FOUR, ENTITLED "AN ACT TO PROMOTE THE WELLBEING OF TENANTS (APARCEROS) IN AGRICULTURAL LANDS DEVOTED TO THE PRODUCTION OF RICE AND TO REGULATE THE RELATIONS BETWEEN THEM AND THE LANDLORDS OF SAID LANDS, AND FOR OTHER PURPOSES."

Be it enacted by the National Assembly of the Philippines:

SECTION 1. Section seven of Act Numbered Four thousand and fifty-four, entitled "An Act to promote the wellbeing of tenants (aparceros) in agricultural lands devoted to the production of rice and to regulate the relations between them and the landlords of said lands, and for other purposes," is hereby amended so as to read as follows:

"SEC. 7. *Rules governing tenancy contracts.*—In any contract of tenancy mentioned in this Act, the contracting parties shall be free to enter into any or all kinds of agreements or stipulations so long as they are not contrary to existing laws, customs, morals and public policy, and such contract shall be conclusive evidence of what has been agreed upon between the contracting parties, except in case of fraud or error, if their stipulations are not denounced or impugned within thirty days from its registration in the office of the municipal treasurer, as provided in section five of this Act."

SEC. 2. Section fifteen of Act Numbered Four thousand and fifty-four is hereby amended so as to read as follows:

"SEC. 15. *Use of official weights and measures.*—In all transactions entered into between landlords and tenants on agricultural products, whether contracting a debt or making payment thereof, the official weights and measures of the Government shall be used."

SEC. 3. Section twenty-three of Act Numbered Four thousand and fifty-four is hereby amended so as to read as follows:

"SEC. 23. *Standard of conduct to be observed by tenant.*—The tenant shall be under obligation to cultivate the farm tenant as a good father of the family, by doing all the work necessary to obtain the greatest possible returns from the farm entrusted to him, such as the proper preparation of the soil, the cutting of shrubs and grasses that may be growing on the land as well as the repair of dikes.

"The tenant shall also be obliged to take reasonable care of the work animals that may be delivered to him by the landlord, necessary for the work entrusted to him; otherwise, he shall be liable for their death or physical incapacity by reason of his negligence."