Each Concentrate revision guide is packed with essential information, key cases, revision tips, exam Q&As, and more. Concentrates show you what to expect in a law exam, what examiners are looking for, and how to achieve extra marks. This chapter discusses leasehold covenants. Leasehold covenants are promises made between a landlord and his tenant, regulating the relationship between them and the way in which a leasehold estate is enjoyed. The covenants may be either express or implied. The nature and extent of liability imposed by express covenants will be a matter of negotiation between the parties. Implied covenants, which can occasionally be expressly excluded from the lease (where it is allowed), may impose burdens on either the landlord or the tenant. Covenants, whether express or implied, may be either positive (eg to repair) or negative (eg prohibiting change of use to the property). Covenants may be enforceable against successor owners of both the leasehold and reversionary interests.
7. Covenants in leases

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