11. Leases—The Basic Requirements

Complete Land Law: Text, Cases, and Materials (6th edn)
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Publisher: Oxford University Press  Print ISBN-13: 9780198824909
Print Publication Date: Aug 2019  DOI: 10.1093/he/9780198824909.001.0001

Chapter: (p. 341) 11. Leases—The Basic Requirements
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DOI: 10.1093/he/9780198824909.003.0011

Titles in the Complete series combine extracts from a wide range of primary materials with clear explanatory text to provide readers with a complete introductory resource. This chapter discusses the basic principles of the law of leases. It covers the essential requirements for a lease; duration of leases and certainty of term; some concepts related to the law of leases; the distinction between leases and licences; how exclusive possession is defined; shared and multiple occupation cases; ‘sham’ tenancies and pretence clauses designed to negate exclusive possession; and formalities for the creation of leases.

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