



Law of Property Act 1925

1925 CHAPTER 20

PART V

LEASES AND TENANCIES.

143 Effect of licences granted to lessees.

- (1) Where a licence is granted to a lessee to do any act, the licence, unless otherwise expressed, extends only—
 - (a) to the permission actually given; or
 - (b) to the specific breach of any provision or covenant referred to; or
 - (c) to any other matter thereby specifically authorised to be done;and the licence does not prevent any proceeding for any subsequent breach unless otherwise specified in the licence.
- (2) Notwithstanding any such licence—
 - (a) All rights under covenants and powers of reentry contained in the lease remain in full force and are available as against any subsequent breach of covenant, condition or other matter not specifically authorised or waived, in the same manner as if no licence had been granted; and
 - (b) The condition or right of entry remains in force in all respects as if the licence had not been granted, save in respect of the particular matter authorised to be done.
- (3) Where in any lease there is a power or condition of re-entry on the lessee assigning, subletting or doing any other specified act without a licence, and a licence is granted—
 - (a) to any one of two or more lessees to do any act, or to deal with his equitable share or interest; or
 - (b) to any lessee, or to any one of two or more lessees to assign or underlet part only of the property, or to do any act in respect of part only of the property;the licence does not operate to extinguish the right of entry in case of any breach of covenant or condition by the co-lessees of the other shares or interests in the property, or by the lessee or lessees of the rest of the property (as the case may be) in respect of

Status: This is the original version (as it was originally enacted).

such shares or interests or remaining property, but the right of entry remains in force in respect of the shares, interests or property not the subject of the licence.

This subsection does not authorise the grant after the commencement of this Act of a licence to create an undivided share in a legal estate.

- (4) This section applies to licences granted after the thirteenth day of August, eighteen hundred and fifty-nine.