

## Comments:

You have made life very hard for yourself here by missing a number of the issues that needed to be discussed. For example, although you do seem to have worked through the structure I gave you for lease/licence, you have missed certain elements of this, such as whether there were any exceptions that may make the arrangement a licence, which should have identified that Greta was our client's cousin and therefore there may be an exception for lack of intention to create legal relations. Do make sure you work through all relevant elements of the structure. You have also missed the major issue of whether the lease could be forfeited for non-payment of licence fee/rent. You must make sure that you read the question very carefully to ensure you can spot all the issues that need to be discussed.

You have made a reasonable attempt at the lease/licence bit, and the number of case authorities you have in your answer is really good, so well done, and you make a good attempt to explain the cases too. Your answer could do with more critical analysis; whilst there are areas that are really good (you deal well with the ability to require the tenant to share) there are other areas where you needed more analysis, such as the access right to provide security, which seems quite confused in what you have written.

Do make sure you use a logical structure and deal with each point fully before moving onto the next; there were numerous parts of your answer that seem to repeat points and come back to things you discussed earlier. There are also areas where it is unclear what you are trying to argue or conclude, so do make sure you are making your points explicitly. Do also make sure that you fully apply the law to the facts, for example you simply state that the requirements in s54(2) LPA 1925 are satisfied but don't explain *how* they are satisfied.

There was also a lot of irrelevance around the certainty of term requirement. This arrangement had a fixed term of 3 years, so anything you wrote related to periodic tenancies was not relevant and therefore wouldn't gain any marks. So do ensure that what you write is relevant to the question asked.