

Seabloom v. Krier, 219 Minn. 362,367; 18 N.W.2d 88,91 (1945)

In 1 Tiffany, Real Property (3 ed.) § 72, under "Estates Less than Freehold," the author defines an estate for years as one "limited for a certain time, as for a year, * * * or any greater or less period of a fixed duration." In § 79, he points out the distinction between the rights of a lessee and those of a licensee. A tenant under a lease is one who has been given a possession of land which is "exclusive even of the landlord except as the lease permits his entry, and saving always the landlord's right to enter to demand rent or to make repairs." A licensee is one who has a "mere permission to use land, dominion over it remaining in the owner and no interest in or exclusive possession of it being given" to the occupant.