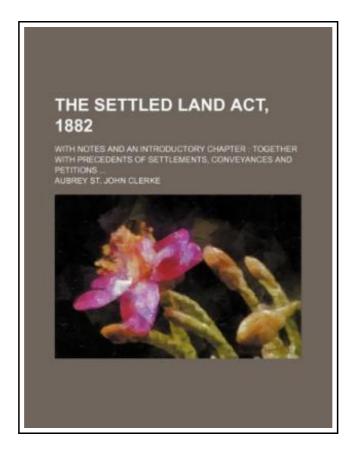
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Rarebooksclub.com, United States, 2012. Paperback. Book Condition: New. 246 x 189 mm. Language: English. Brand New Book ***** Print on Demand *****. This historic book may have numerous typos and missing text. Purchasers can download a free scanned copy of the original book (without typos) from the publisher. Not indexed. Not illustrated. 1882 Excerpt: .not formerly, during the first year, distrain for rent: Hegan v. Johnson, 2 Taunt. 148; and see Adams v. Hagger, 4 Q. B. D. 480; but by the Judicature Act, 1873, the position of the tenant has been completely changed, and he now holds under the agreement, as if a lease had been granted, properly framed in pursuance thereof: Wahh v. Lonsdale, 26 Sol. Jour. 346. The tenant for life may, of course, enter into a provisional contract, subject to the approval of the Court, to grant such a lease as is mentioned in s. 10, ante, p. 61. As to the terms on which the tenant for life may accept surrenders of leases, see s. 13, ante, p. 57. The list of improvements will be found in s. 25, and the manner in which they are to be executed is described in s. 29. The general rule with regard to suits to enforce contracts is, that the parties to the contract or their representatives are the necessary and sufficient parties to the suit: Fry, Sp. Perf. 62. Under this section the right of action, so to speak, runs with the estate; and neither the executors of the tenant for life, nor the trustees of the settlement, need be made parties. Independently of this section it seems to be settled that a remainderman is bound by the contract of a tenant for life made pursuant to his power: Shannon v. Bradstreet, 1 Sch. Lef. 52. Secus,...

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