

QUESTION 9 THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK III
OR IN EXAMPLIFY ANSWER SCREEN 9

Harry Hairston operates Harry's Barber and Beauty Shop in Uptown, Michigan. Harry leases the barbershop space from his cousin Reba who is the property owner, pursuant to a lease that allows either party to terminate the tenancy at will. At the beginning of the tenancy three years ago, Harry installed six barber/salon chairs which were bolted to the floor and three shampoo sink bowls that were secured to the wall and connected to existing plumbing in the building. Harry also had framed mirrors affixed to the wall positioned at each chair station. Although Harry's hair business is booming, he recently used much of the profits to invest in another enterprise that has not been successful. As a result, Harry is now two months behind on the \$1,500 monthly rent owed to Reba under the lease.

Reba is considering terminating the tenancy and simply regaining possession of the property without regard to rent. On the other hand, Reba might be just as satisfied if Harry paid his back rent and continued to operate his thriving business at the property, with Reba recovering possession of the property if the rent owed is not paid soon.

Applying Michigan law, fully explain:

1. The legal steps Reba would be required to take to proceed with each of the two options she is considering regarding repossession of the property.

2. Whether Harry would be entitled to remove the barber/salon chairs, shampoo sinks and mirrors from the property if he chooses to voluntarily vacate.

*****THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK III*****
OR IN EXAMPLIFY ANSWER SCREEN 9