

*Steggles*, 41 L.T. Rep. 25; 12 Ch. Div. 261, the court upheld a claim by a party, whose public-house stood back from the road, to the right of having a signboard fixed on the wall of a neighbour's house adjoining. The signboard had hung on the latter's house for upwards of forty years. It was hung on hooks attached to the wall, and swung and cracked in the wind, a fact which made it obnoxious to the defendant. Again, in the case of *Hoare v. Metropolitan Board of Works*, 29 L.T. Rep. 804; L. Rep. 9 Q.B. 296, the court held that an easement to have a signboard on another's property involves the ancillary right of entering on that property to repair the signboard. In that case, however, the signboard stood on a common opposite the claimant's public-house.

As already suggested, under special circumstances a right for a lessee of rooms to have his name up on the door or walls of the common entrance might pass to him under his demise; and this, apparently, even in a case where the document of demise contains nothing more than the provisions (a), (b), and (c) mentioned above. This is a deduction which may be drawn from the decision of the Court of Appeal in the case of *Francis v. Hayward*, 48 L.T. Rep. 297; 22 Ch. Div. 177.

In the last-mentioned case the plaintiff was the lessee of a house lying behind two other houses in a street. His house was approached by a passage running under the first floor of the other two houses. One half of this passage was under one house and the other half under the other. The three houses belonged to the same landlord. Over the entrance, where the passage opened into the street, there was a cement fascia some 8 feet long, half of which was on the wall of one of the front houses, and the other half on the wall of the other. The number of the plaintiff's house and the name and business of its occupant for the time being had for many years been painted on the fascia. One of the front houses was demised to the defendant previously to the demise to the plaintiff. The defendant commenced to make certain alterations to his house which would have involved the obliteration of one half of the fascia. The plaintiff com-