

payment of price, and in gifts of immoveables, the right of revocation for non-fulfilment of conditions, were rights which, under the former law, though not stipulated in the contract, might at any time put an end to it. In order that the integrity of contracts should not be affected by rights which are not stipulated by them, and that third parties should be protected in all dealings based upon such contracts, articles **816**, for Gift, and **1536**, for Sale, provide that these rights shall no longer be exercised unless they are expressly reserved in the deed. When so reserved, they are similar in many respects to the stipulated right of redemption of immoveables sold. All three are limited as to their duration; their exercise is kept within the terms of the contract; and they are governed by similar rules. Some of these rules are in amendment of the former law. Thus, article **816** subjects the revocation of gifts for non-fulfilment of conditions to the same rules as the dissolution of sale for non-payment of the price, and does away with the necessity of obtaining a preliminary judgment condemning the donee to fulfil the conditions imposed by the gift. Article **1538** declares that the judgment dissolving a sale for non-payment of price must be absolute, instead of, as formerly, granting delay for the payment and only becoming absolute when such delay had expired. So long, however, as the judgment has not been given, the buyer may prevent its being rendered by paying the price with interest and costs of suit. Article **1542**, contrary to the old rule, provides that a suit brought for the price is not a waiver of the right to dissolve the sale for non-payment; and article **1537** subjects this right of dissolution to the rules relating to the right of redemption, which are contained in subsequent articles; among these, articles **1548**, **1549**, **1550** and **1551**, contain new law. Article **1548** forbids any stipulation of a right of redemption for a period exceeding ten years, and reduces to ten years any longer term stipulated. Article **1549** enacts that the term stipulated must be strictly observed and cannot be extended by the court; formerly the right was not lost by the expiration of the period agreed upon, and it had to be declared extinct by a formal judgment. Article **1550** makes the buyer absolute owner of the thing if the seller fails to exercise his right of redemption within the stipulated time. Article **1551**, which has already been noticed, enacts that the period agreed upon runs even