

BILL.

An Act to facilitate the Leasing of Lands and Tenements.

WHEREAS it is expedient to facilitate the leasing of lands and tenements:—Be it therefore enacted, &c. Preamble.

That from and after the passing of this Act, whenever any person, being a party to any deed, which shall be expressed to be made in pursuance of this Act, shall employ in such deed any of the forms of words contained in column 1 of the Schedule hereto annexed, and distinguished by any number therein, such deed shall be taken to have the same effect, and be construed as if such person had inserted in such deed the form of words contained in column 2 of the same Schedule, and distinguished by the same number as is annexed to the form of words employed by such person, but it shall not be necessary in any such deed to insert any number. Form of words in column 1 of Schedule to be construed as in column 2.

II. And be it enacted, That every such deed, unless any exception be specially made therein, shall be held and construed to include all out-houses, buildings, barns, stables, yards, gardens, cellars, ancient and other lights, paths, passages, ways, waters, watercourses, liberties, privileges, easements, profits, commodities, emoluments, hereditaments and appurtenances whatsoever, to the lands and tenements therein comprised belonging or in any wise appertaining. Lease to include all appurtenances of the property demised.

III. And be it enacted, That any deed or part of a deed, which shall fail to take effect by virtue of this Act, shall nevertheless be as valid and effectual, and shall bind the parties thereto, as far as the rules of law and equity will permit, as if this Act had not been made. Effect if the Deed do not take effect as under this Act.

SCHEDULE.

Column 1.

Column 2.

1. That the said (*lessee*) covenants with the said (*lessor*) to pay rent.

1. And the said lessee doth hereby for himself, his heirs, executors, administrators and assigns covenant with the said lessor that he the said lessee, his executors, administrators and assigns will during the said term pay unto the said lessor the rent hereby reserved, in manner hereinbefore mentioned, without any deduction whatsoever.