



Law of Property Act 1922

1922 CHAPTER 16

PART III

AMENDMENTS OF THE CONVEYANCING ACTS.

78 Relief against forfeiture of leases on assignment, &c, and as to powers to distrain.

- (1) The words " To a covenant or condition against assigning, underletting, parting with the possession, or disposing of the land leased; or" in subclause (i) of subsection (6) of section fourteen of the Conveyancing Act, 1881, are hereby repealed. This subsection only applies where the breach occurs after the commencement of this Act and the foregoing repeal shall not apply where the land leased has been assigned, underlet, parted with, or disposed of, to a limited company.
- (2) For removing doubts it is hereby declared—
 - (a) That a power of distress in regard to land, given by way of indemnity against a rent or any part thereof payable in respect of any land, is not and shall not be deemed ever to have been a bill of sale within the meaning of the Bills of Sale Acts, 1878 and 1882, as amended by any subsequent enactment:
 - (b) That the benefit of all covenants and powers given by way of indemnity against a rent or any part thereof payable in respect of land is and shall be deemed always to have been annexed to the land intended to be indemnified, and may be enforced by the estate owner for the time being of the whole or any part of that land, notwithstanding that the benefit may not have been expressly apportioned or assigned to him or to any of his predecessors in title.