



# Law of Property Act 1925

1925 CHAPTER 20 15 and 16 Geo 5

## PART V

### LEASES AND TENANCIES

#### **141 Rent and benefit of lessee's covenants to run with the reversion.**

- (1) Rent reserved by a lease, and the benefit of every covenant or provision therein contained, having reference to the subject-matter thereof, and on the lessee's part to be observed or performed, and every condition of re-entry and other condition therein contained, shall be annexed and incident to and shall go with the reversionary estate in the land, or in any part thereof, immediately expectant on the term granted by the lease, notwithstanding severance of that reversionary estate, and without prejudice to any liability affecting a covenantor or his estate.
- (2) Any such rent, covenant or provision shall be capable of being recovered, received, enforced, and taken advantage of, by the person from time to time entitled, subject to the term, to the income of the whole or any part, as the case may require, of the land leased.
- (3) Where that person becomes entitled by conveyance or otherwise, such rent, covenant or provision may be recovered, received, enforced or taken advantage of by him notwithstanding that he becomes so entitled after the condition of re-entry or forfeiture has become enforceable, but this subsection does not render enforceable any condition of re-entry or other condition waived or released before such person becomes entitled as aforesaid.
- (4) This section applies to leases made before or after the commencement of this Act, but does not affect the operation of—
  - (a) any severance of the reversionary estate; or
  - (b) any acquisition by conveyance or otherwise of the right to receive or enforce any rent covenant or provision;effected before the commencement of this Act.

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**Changes to legislation:** Law of Property Act 1925, Section 141 is up to date with all changes known to be in force on or before 24 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

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**Modifications etc. (not altering text)**

- C1** S. 141 excluded by Housing Act 1988 (c. 50, SIF 61), **ss. 74(4)**, 104(4)
- C2** S. 141 excluded (6.4.1992) by S.I. 1992/581, **art. 5(2)**
- C3** S. 141 excluded (11.10.1993) by Housing Act 1988 c. 50, **s.84A** (as inserted (11.10.1993) by 1993 c. 28, **s. 125(5)** (with ss. 94(2), 95); S.I. 1993/2134, **arts. 2,4**); and (31.3.1994) by S.I. 1994/566, **art. 5(2)**; and (1.1.1996) by 1995 c. 30, **s. 30(4)(b)** (with ss. 2(2), 26(1)(2)); S.I. 1995/2963, **art. 2**; and (25.9.1995) by S.I. 1995/2248, **art. 5(2)**

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**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

- Act applied by [2023 asc 3 s. 146\(5\)](#)

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 52(2)(dc)(dd) inserted by [2016 c. 22 Sch. 7 para. 1\(2\)](#)