



Law of Property (Miscellaneous Provisions) Act 1994

1994 CHAPTER 36

PART I

IMPLIED COVENANTS FOR TITLE

The covenants

4 Validity of lease.

- (1) Where the disposition is of leasehold land and is expressed to be made with full title guarantee or with limited title guarantee, the following covenants shall also be implied—
 - (a) that the lease is subsisting at the time of the disposition, and
 - (b) that there is no subsisting breach of a condition or tenant's obligation, and nothing which at that time would render the lease liable to forfeiture.
- (2) If the disposition is the grant of an underlease, the references to "the lease" in subsection (1) are references to the lease out of which the underlease is created.

Changes to legislation:

There are currently no known outstanding effects for the Law of Property (Miscellaneous Provisions) Act 1994, Section 4.