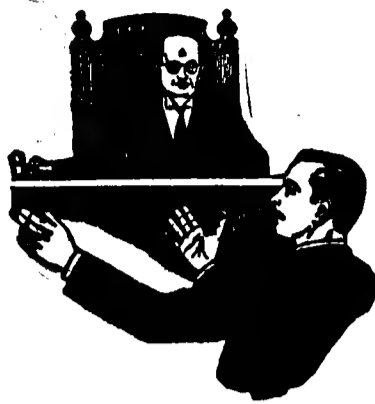


THIS IS THE LAW



WRITTEN LEASES

Are leases of real property required to be in writing?

Leases and contracts for leasing land for the purpose of digging for gold or other minerals of whatever duration are required to be in writing under the statutes of North

Carolina.

All other leases and contracts for leasing land "exceeding in duration three years from the making thereof" must be in writing in North Carolina. An oral lease, for example, executed today for a period not in excess of three years would be valid.

Jones orally agrees during October, 1957, to lease his house to Smith for three years beginning January 1, 1958. Is the lease valid?

No. Smith does not have a legal right to enter and occupy the house on January 1, 1958. The lease is for a period "exceeding in duration three years from the making thereof." The computation is made from the time of the making of the agreement to lease, and not from the time of its going into effect.

If the lessee, Smith, enters the house and occupies it under the oral lease, he may be compelled to pay to the lessor, Jones, a reasonable compensation for the use and occupation of the premises. The agreed rental under the oral lease will be received in evidence as the value of the use and occupation.

Where one goes into possession of land under an oral lease "exceeding in duration three years from the making thereof," his tenancy at the inception is a tenancy at will. It may be terminated immediately by the lessor making demand for possession or by the lessee relinquishing possession and informing the lessor that he is doing such.

An oral lease for a period in excess of three years frequently evolves into a lease from period to period. This usually arises where the lessee is in possession and he pays rent which is accepted by his

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MOTOR MAIDS



Child Safety Arouses Women

By Jeanne Smith,
Dodge Safety Consultant

WHEN CHILD SAFETY becomes an issue, women go to work. Take the case of Janelle Brimball of Provo, Utah. Hoping to make neighborhood youngsters more safety-conscious, she taught bicycle ordinances to a small group of children, coached them in proper signaling and handling of their bikes.



Miss Smith

Soon more requests than she could handle poured in from other sections of town and Janelle's program was taken over by the Police Dept., PTA, Board of Education and the City Recreation Committee.

A special program on bicycle safety was launched, which included classroom instruction, oral and performance tests, a film on bicycle safety, and an S.O.S. (Safety on Streets) club with membership cards, letters stenciled on bike fenders and summer outings.

At last count, there were 800 S.O.S. members.

In Bellaire, Ohio, the Pilot Club, a group of business and professional women, appalled by the rising number of accidents involving child pedestrians, decided the community needed added safety instruction.

They distributed several thousand copies of safety books to the high schools, and sent coloring books on pedestrian safety to the grade schools.

Literature was distributed to adults, safety posters put up, radio spots arranged for, and weekly good driving awards were given.

To climax the program, the mayor proclaimed an "All Bellaire Safety Day", and most citizens attended neighborhood safety meetings.

lessor on a monthly basis. In such a case, it is a lease from month to month. If the rent is paid and accepted on an annual basis, it is a lease from year to year. Such a lease may be terminated by either party giving to the other the statutory notice to quit.

Black leases a building to White for a period of 10 years. The written lease is signed by White, but not by Black. Is the lease valid?

The lease is binding upon White, but not upon Black. Both parties must assent to the terms of the agreement, but only the party to be sued need sign the writing. In other words, Black can enforce the written contract against White,

but White cannot enforce it against Black. Black may, if he chooses, remove White from the premises before the expiration of 10 years.

May a lease required by law to be in writing be signed by an agent?

Yes. The written lease or contract to lease may be signed by an agent on behalf of either the lessor or the lessee.

Since leases are not required to be under seal, the authority of the agent may be orally conferred.

Prune juice and orange juice, half and half, makes a refreshing morning beverage, too. Other ways to serve prune juice are: Prune juice and apple juice, half and half; prune juice with wedge of lemon; prune juice with slice of lime; and prune juice and milk, chilled or heated.

BETTER LATE THAN NEVER

Richmond, Ind. — John Lybarger didn't feel he was being unfair when he charged a customer \$28 interest on a suit that only cost \$29 to start with.

After all, the customer waited 28 years to pay the bill.



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