

Land Law: Lease vs License

Feature	Lease	License
Legal Status	A legal estate in land (LPA 1925, s.1(1)(b))	Only permission to use land
Interest in Land	Yes - a proprietary right	No - merely a personal right
Exclusive Possession	Required (Street v Mountford)	Not required
Term Certain	Required - must have definite start and end	Not required
Rent	Usually paid (not essential after Ashburn Anstalt)	May or may not be paid
Transferable	Yes - can be assigned or sublet	No - unless contract allows
Binding on Third Parties	Yes - can bind third parties	Usually no
Revocability	Not easily revocable	Can usually be revoked
Examples	Renting a flat, office, shop	Lodger, hotel guest, cinema ticket holder