

[CONFIDENTIAL.]

(Rough Draft for Consideration Only.)

No. , 1920.

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## A BILL

To amend the Forfeiture of Leases Act, 1901; and for purposes consequent thereon or incidental thereto.

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**B**E it enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

**1.** This Act may be cited as the "Forfeiture and Validation of Leases (Amendment) Act, 1920." Short title.

**2.** This Act shall be construed with the Forfeiture of Leases Act of 1901, and with the Forfeiture and Validation of Leases Act, 1905.

**3.** Section one of the Forfeiture of Leases Act of 1901 is amended by adding after subsection two thereof the following new subsection :—

(2A) If such right of re-entry or forfeiture arises under a lease for a term of ten years or upwards by reason of a breach of a covenant by the lessee that he will not make alterations in the demised premises without the consent of the lessor, and if it shall be proved to the satisfaction of the court that the alterations made or purposed to be made have been or may be made without substantial injury to the lessor the court may grant relief, and in such event shall impose a term that the lessee shall give security to the satisfaction of the court for the removal of such alterations and the reinstatement of the demised premises at or before the termination of the lease.

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