

LAND LEASE AGREEMENT

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A specific type of land tenure and one of the most important legal forms of land use in modern conditions is its lease. Land lease is a fixed-term paid ownership and use of the land plot required by the tenant for business and other activities based on the contract. By its nature, the right to lease land is the right to own and use the land for specified purposes and under certain conditions. The relations related to the lease of land are regulated by the Land Code of Ukraine, the Civil Code of Ukraine, the laws of Ukraine, the Law of Ukraine of October 6, 1998 "On Land Lease", other normative legal acts adopted in accordance with them, as well as the land lease agreement.

Article 13 of the Law of Ukraine "On Land Lease" gives the definition of the land lease agreement. It is a contract by which the landowner is obliged to give the tenant a land plot for ownership and use for a certain period and the lessee is obliged to use the land plot in accordance with the terms of the contract and the requirements of the land legislation. A Land Lease is an agreement between the owner of vacant land or property (the "landowner" or "lessor") and an individual or entity who wants to develop or improve the property (the "tenant" or "lessee"). The lease is for the right to occupy real estate comprised of only dirt and soil, so the land could be used by the tenant for multiple uses ranging from agricultural to residential or commercial purposes.

The Land Lease agreement is consensual because the contract is deemed to be concluded after the parties have reached agreement on all significant conditions. It is payable because there is a counterclaim in such contracts. It is bilateral because in such agreement, both parties, that is, both the landowner and the tenant, are endowed with rights and obligations.

The parties to this agreement are the landowner and tenant. They can be both individual and entity. Under the Law of Ukraine "On Land Lease" Landowners of land plots are citizens and legal entities owned by land, or persons authorized by them.

Objects of lease are land plots owned by citizens, legal entities, communal or state property. A land plot may be leased with or without plantings, buildings, structures, reservoirs located on it. Significant conditions of the land lease contract are: -object of lease (location and size of land); -term of the lease agreement; -a rent with an indication of its size, indexation, forms of payment, terms, procedure for its introduction and review, and responsibility for its non-payment.

A person who wishes to receive a land plot for lease from the lands of state or communal property shall submit an application (petition) to the relevant executive body or local self-government body at the location of the land plot.

Land rent is a payment that the lessee makes to the landowner for using the land plot. The size, form and timing of the rent payment for the land are determined by agreement of the parties in the lease agreement. The calculation of the rent for land is made taking into account the inflation indices, unless otherwise provided by the lease agreement. A land lease agreement is made in writing and, at the request of one of the parties, may be certified by a notary public. The standard form of land lease agreement is approved by the Cabinet of Ministers of Ukraine.

From these facts, one may conclude that Land is the most important resource for agricultural production. Improvement of lease land relations requires the formation of a comprehensive system of their legal regulation, with strict adherence to it in the conditions of production and the adoption of a long-term government program of development of lease in the agricultural sector, which will allow the subjects of lease relations to fully realize all the powers laid down in the triad "possession -use - disposal "of land.

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NORMAN CONQUEST OF ENGLAND. REFORMS OF WILLIAM THE CONQUEROR AND HENRY II

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The actuality of the research. Norman raids on Europe in the late VII and early XI centuries were a powerful challenge to all that time European society. The Viking tribes were large. Their warriors were one of the smartest in Europe, and their maritime skill captured many shores. This course work is devoted to the study of the Norman conquest of England and its influence on the feudal development in England.