

489. — Costs of a contract of hire must be borne by both parties equally.

490. — The rent may consist of money or other properties, or of a share in the fruits and profits of the property hired.

491.—No lease may be made for a period exceeding twenty years, provided that an existing lease may be renewed for a period not exceeding twenty years after the date of renewal.

*ILLUSTRATION. — In the year 2430 A leases a house to B for a period of 20 years extending from the 1st. of April 2431 to the 31st. of March 2450. On the 1st. of January 2448 A and B make a renewal of the lease for another period of 20 years. The second period shall not extend from the 1st. of April 2451 (date of expiration of the original lease) to the 31st. of March 2470. It shall extend from the 1st of January 2448 (date of renewal) to the 31st. of December 2468.*

492. — Leases made or renewed for more than twenty years are valid for twenty years only.

493. — A lease may be made for the duration of the life of the lessor or of the lessee.

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