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If the lessee fails to inform the lessor, the lessee is liable to the lessor for any injury resulting from the delay.

525.—The lessee may not make any alteration in, or addition to, the property hired without the permission of the lessor.

See Illustration under Section 527.

526. — If the lessor has granted permission to the lessee to make alterations or additions, the lessee is entitled, at the extinction of the lease, to reimbursement of his expenses up to the amount of the increase in value which the property is still deriving from the additions or alterations.

See Illustration under Section 527.

527. — If the lessee makes additions or alterations without the permission of the lessor, he is not entitled to reimbursement, but he is allowed, at the extinction of the lease, to take away whatever he added to the property, provided that he puts [the] property in its former condition.

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property must be restored with the alterations additions, and no compensation therefor shall be due to the lessee.

ILLUSTRATION (Sections 525, 526 and 527). — A has hired a house and its appurtenances from B. A may not change the partitions in the house or build a motor garage in the compound without B's permission.

I. — If B has granted permission to build a motor garage in the compound, A is entitled, at the extinction of the lease, to reimbursement of his expenses up to the amount of the increase of value which the property is still deriving from the new building, that is to say:

- a) If 300 baht have been expended and the increase of value is 300 baht or more, A is entitled to reimbursement of 300 baht.*
- b) If 300 baht have been expended and the increase of value is 200 baht only, A is entitled to reimbursement of 200 baht.*

II. — If B has not granted permission to build a motor garage in the compound, but A has nevertheless built such motor garage, A is entitled to no reimbursement, but he is allowed, at the extinction of the lease, to take away the motor garage, provided that he puts the compound in its former condition.

If A had painted the house without B's permission A would likewise be entitled to no reimbursement, but he could not take away the painting because the house would be damaged thereby.

528. — If no time for payment of rent is fixed by the contract or by custom, the rent must be paid at the end

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