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

of each period for which it is stipulated, that is to say: if a property is leased at so much per year, the rent is payable at the end of each year; if a property is leased at so much per month, the rent is payable at the end of each month.

529. — In case of non-payment of rent, the lessor may determine the contract.

But, if the rent be payable monthly or at longer intervals, the lessor must first notify the lessee to pay it within a period of not less than fifteen days.

530. — At the determination or extinction of the lease, the lessee is bound to restore the property hired.

He is liable for any loss or damage caused during the continuance of the lease by his own fault or by the fault of the persons who are living with him.

He is not liable for loss or damage resulting from the agreed or lawful use of the property hired.

531. — If no written description of the condition of the property hired has been made and signed by both parties, the lessee is presumed to have received the property hired in good order and repair.

532. — The obligations incurred by the lessee towards the lessor in connection with the lease are extinguished by prescription six months after the restoration of the property hired.

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