

538. — If part only of the property hired is lost, the Court may, according to the circumstances of the case, either determine the lease or reduce the rent proportionately.

539. — A lease is not extinguished by the transfer of the ownership of the property hired.

The transferee is entitled to the rights and is subject to the duties of the transferor towards the lessee.

540. — A lease is not extinguished by the death of the lessor.

541. — A lease may be determined at the death of the lessee by the lessor or the heirs of the lessee giving notice as provided in Section 536, provided that such notice be not given later than two months after the death of the lessee.

542. — If after the lease is determined or extinguished the lessee remains in possession, and the lessor knowing thereof does not object, the lease is deemed to have been renewed upon the conditions described in Section 536.

543. — If a lease of paddy land is extinguished, determined or cancelled after the lessee has planted the paddy, the lessee is entitled to remain in possession till the harvest is finished, on paying the rent.

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