

# The Law of Leases of Real Property

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the bar—I hesitate to call them lawyers—misled by specious arguments or the desire for immediate gain, have been led to adopt so called business methods, to the lowering if not destruction of the higher ideals of their profession. This has led, on the part of not a few laymen, to much criticism, if not mistrust of lawyers in general. Even among those who should be better informed and who have it in their power to influence public opinion, there is an amazing amount of non-information, or misinformation concerning the underlying principles and the limitations of the practice of law. This is what makes the present edition of Mr. Cohen's book so opportune.

The former edition is too well known to all, for comment or approbation. Even the author could find nothing in it to change. Up to page 319, with the exception of the "Foreword," by the author's friend and associate, the uplifting work of the committee of Professional Ethics of the New York County Lawyers' Association, the present work is a verbatim reprint of the first edition. The new part, beginning with the "Postscript," page 321, is of decided advantage and interest, as showing the advance in circles even outside the law, of the importance attached to correct professional and business ethical ideals. This growth has been made during the eight years which have elapsed since the book first appeared.

Of special interest in this added part is the Postscript itself, its purport admirably summed up in No. VI, "The Law *IS* a Profession, not a Business." The addition to appendix B, the rewritten appendix C and the new appendix D, are also of extreme importance due to present tendencies.

May the book continue its work of making for higher ideals. It may not be amiss to add that the new publishing house of G. A. Jennings Co., Inc., has done its work well as regards both printing and binding, and "the price is right."

H. B. M.

**The Law of Leases of Real Property.** By CLARENCE M. LEWIS of the New York Bar. New York: Baker, Voorhis & Co. 1924. pp. xliii, 674.

This work contains nothing by way of an abstract discussion of the law of landlord and tenant, but it is confined to the presentation of such authority and reason as bears directly upon the various vital clauses in real estate leases which are the underlying structure of the book. The object of the author is to furnish to practicing attorneys a guide in the preparation, construction and litigation of leases of real estate.

Forty-five forms of lease clauses are considered and each is the foundation for separate treatment in what is the equivalent of a paragraph. Practically every clause form is annotated with citations, by page or section, to text-books, followed by a digested statement of the facts and holdings of State, Federal and English Courts upon the consideration of the same or similar lease clauses. Many of the clauses have been further annotated with brief articles from *Harvard Law Review* or other law reviews. The majority of the cases which are digested are from New York. The author does not discuss the principles of law involved, but submits the entire matter in the form of a comprehensive brief of the authorities and cases. He cites no cases aside from those which are digested.

There is a table of cases, a good index, and a bibliography of the Law of Leases and of the Law of Landlord and Tenant. Another mechanical feature of merit consists of four blank pages which have been reserved in each paragraph for the insertion of notes and further annotations.

The writer has found that questions of construction are unusually hard to brief and it is thought that this work is a step in the right direction. Although questions of construction are continually arising in the practice, the attorney finds very little that has been done heretofore to aid him in solving problems of that character.

Mr. Lewis is also author of *Forms of Contract*, which is Volume V of *Williston on Contracts*.  
DANIEL L. BROOKS

**Black on Bankruptcy.** Hornbook Series. By HENRY CAMPBELL BLACK. St. Paul: West Publishing Co. 1924. pp. xv, 905.

Perhaps the best praise to be given a man or a book is that he or it is precisely what he or it pretends to be. That praise may properly be given to the 1924 edition of *Black on Bankruptcy*. According to its title, it is a "handbook," and the author states in the preface that "the object of this work is to present to the general practitioner and to students and instructors in the law schools a convenient and useful compendium of the principles of the law and practice in bankruptcy."

This "handbook" and "useful compendium" is arranged according to the favorably known "Hornbook" system of which the special features are stated to be: "1. A succinct statement of leading principles in black-letter type. 2. A more extended commentary, elucidating the principles. 3. Notes and authorities."

To this system, *Black on Bankruptcy* faithfully conforms. It is not a prolix treatise upon the history or the philosophy of the bankruptcy law—it does not pretend to be such a treatise—but it clearly and concisely states affirmatively, in black-letter type, the principles involved in the administration of the law. It is not an exhaustive digest of all cases relating to bankruptcy and allied subjects—it does not pretend to be such a digest, but it gives copious references to the leading cases, to the latest and most authoritative cases and to the more interesting decisions.

The commentary is of the kind that the busy lawyer and the inquiring law student naturally seek, and is of equal value to each. It illustrates by pertinent examples each of the stated principles, with a clearness and accuracy that merits the confidence of the profession. The author, in his preface, expresses the belief that "no important principle has been omitted or inadequately treated" which belief is shared by this reviewer. There is no table of cases.

ALBERT K. STEBBINS

**Corporation Reorganization and the Federal Court.** By JAMES N. ROSENBERG, ROBERT T. SWAINE, and ROBERTS WALKER. New York: Baker, Voorhis & Co. 1924. pp. xxviii, 148.

It has been difficult for the practitioner to find a helpful discussion of the intricate subject of corporate reorganization under the Federal courts. To some it has seemed that the tender solicitude and paternalism of the Federal equity courts in connection with these matters has been uncalled for and overdone. The decision in the case of *Northern Pacific Railway Company v. Boyd*, 228 U. S. 482, tended to put a brake on easy reorganizations without ensuing liabilities. It will be recalled that in that case the reorganized company was held liable for many of the liabilities of the old company. It is estimated that fifty per cent of American corporations have been reorganized in the last twenty years. The