



**NATIONAL OPEN UNIVERSITY OF NIGERIA  
PLOT 91, CADASTRAL ZONE, NNAMDI AZIKIWE EXPRESS WAY,  
JABI, ABUJA  
FACULTY OF LAW  
2023\_1 POP EXAMINATION.**

**COURSE CODE: PPL422  
COURSE TITLE: LAND LAW II  
TIME ALLOWED: 3 HOURS**

**Instruction: ANSWER QUESTION 1 (ONE) AND ANY 3 (THREE) OTHER QUESTIONS. (QUESTION 1 (ONE) ATTRACTS 25 MARKS)**

1. Chromium has just been discovered in Ezewente – a town in Eastern Nigeria. Dilichi, the traditional ruler of Ezewente has approached Agua Mineral Food Company in USA to apply to the Ezewente Council of Chiefs for permission to mine the Chromium and pay royalty to Ezewente community. Advise -
  - a. Agua Mineral Food Company on the provisions of the law applicable to ownership of the Ezewente chromium as well as the procedure and obligations for exploring same. (12.5 marks)
  - ii. Dilichi on Ezewente’s rights to the proceeds of the exploration and payments due to the Ezewente community under the principle of derivation. (12.5 marks)
  
- 2a Discuss the elements of a joint tenancy. (8 marks)
- b. Abraham and Jonah are joint tenants. Following the death of Jonah, his girlfriend and children wish to approach Abraham seeking to be recognised as inheritors of Jonah’s interest. Advise them. (7 marks)
  
3. a. Making reference to Justice Vaughan’s example in *Thomas v. Sorrel* discuss
  - i. the nature of a licence coupled with a grant (4 marks)
  - ii. the essential distinction between a licence and a grant. (4 marks)
  
- b. Discuss the effect of the Land Use Act on free hold interest (7 marks)

- 4a. Elenu was invited to perform for 10 minutes at the Wild Child Comedy Show for a fee of N500,000. Elenu however agreed to collect N450,000 in exchange for a VIP ticket valued at N50,000 which would entitle him to a front row seat to watch the entire show. Wild Child also agreed to allow Elenu bring his girlfriend. During Elenu's performance, he insulted one of Wild Child's major sponsors. He was therefore asked to leave the show with his girlfriend. When they refused, they were dragged out of the venue in full view of all attendees and fans. A week later, Elenu received a letter from Wild Child's lawyers with an enclosed cheque of N450,000 being his fee for performing at the show. Discuss the legal issues. (10 marks)
- b. Would your answer be different if Elenu had also paid N20,000 cash for a discounted front row ticket for his girlfriend? (5 marks)
- 5a. Discuss 3 ways in which an easement differs from a profit-a-prendre (9 marks)
- b. Explain the principle of licence by estoppel. (6 marks)
6. A joint tenancy is like a catholic marriage, it is only severable by death. With the aid of relevant authorities discuss the validity of this statement (15 marks)