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'21. Relying on the said principle, Lord Denning explained that the difference between a [tenancy](#) and a licence is that, in a tenancy, an [interest](#) passes in the land, whereas, in a licence, it does not.

XXXXXXX

27. If we apply the aforesaid principles in the facts of the case in hand, we are bound to hold that the [agreement](#) between the parties merely falls under the category of licence as the licensee is never given the exclusive possession. The Corporation retained the exclusive possession of the shops and this is clear from the conditions of the licence discussed above.'

*New Bus Stand Shop Owners Association v. Corporation of Kozhikode & Anr.* (2009) 10 SCC 455

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