

Title	英文抄録
Sub Title	
Author	
Publisher	慶應義塾経済学会
Publication year	1966
Jtitle	三田学会雑誌 (Keio journal of economics). Vol.59, No.5 (1966. 5) ,p.1-
JaLC DOI	
Abstract	
Notes	
Genre	
URL	https://koara.lib.keio.ac.jp/xoonips/modules/xoonips/detail.php?koara_id=AN00234610-19660501-0100

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Establishment of Tenant Relationship

— Theory on the History of French Landlord System —

by Kunihiro Watanabe

During seventeenth century, ownership of land shifted into the hands of those who do not engage in cultivation. This is so called accumulation of land by stranger and the bureaucracy formed the central force among these people. However, when these land was owned by these bourgeoisie, it had to yield much profit for them. But the fact that they had their own profession as they lived in the cities and did not possess the cattle had definite meanings when they tried to fulfill their purpose by landownership.

In order to receive income from land, they had to rely on the relations arising from loan. It was quite natural that money was introduced through this loan relationship. And this was the reason why land had to be the property that had certain meanings as loaned land. This was the appearance of well composed loaned land and it was generally called as *ferme*. Bourgeoisie who continued to accumulate land in order to make it a loaned land were nobody but urban civil servants. These bourgeoisie do not treat these accumulated property merely as loaned land. However, it was impossible to avoid the appearance of property that cannot be included into *ferme*. Bourgeoisie had to make land as a source of acquiring income. As they lived in the cities and did not have experience in agriculture, they had to rely on loan relationship for its management. This does not imply the loan of property aimlessly. They divided the property into two and bourgeoisie expected to obtain money by landownership.

The present paper deals with the various aspects of this problem. Generally it is the investigation of tenant relationship. However, when the character of the object differs, complicated problem had to be included though it is the same tenant relationship. The purpose of the present paper is to study these conditions.