

absolute gift, sometimes subject to a condition subsequent. Gray v. Harriet Lane Home, supra (p. 264). In the Gray case, the bequest to the Home For Invalid Children was for the use and benefit of two wards, known as "The Contagious Units," in the institution, one for the treatment of typhoid fever and the other for the treatment of scarlet fever. With the passage of time, and changes in medical knowledge and practice, the use of these wards for the treatment of these diseases was wholly discontinued and they were used instead for an out-patient dispensary and for the study of non-contagious cases, respectively. We held that a condition subsequent should not be implied, so as to work a forfeiture, since there was no gift over or intention shown that the grant should be void for breach of condition. The Court distinguished Baltimore v. Peabody Institute, 175 Md. 186. A somewhat different approach was taken in Keyser v. Calvary Breth. Church, 192 Md. 520. There a bequest to a corporation for the building of a new church contained a limitation that if the church was not built within five years, "then this returns to my estate." Because of war restrictions, building was not commenced until after five years from the testatrix's death. We held that the bequest was not forfeited, even though the condition subsequent was not strictly complied with, both as a matter of reasonable construction of the will, and because of the impossibility or