

land, a Public Facility Area Plan shall have been prepared. Any lease or rental agreement entered into pursuant to this chapter, for any of the purposes or objectives contemplated by this chapter, is hereby declared to be exclusively for business or commercial purposes and the fee, interest, rent, or charge reserved to be paid shall not be subject to redemption by the lessee, tenant or their successors in title, except to the extent and in the manner set forth in such lease agreement. Such property shall be subject to such covenants, conditions and restrictions, including covenants running with the land as the County Council *and County Executive* may deem to be necessary or desirable to promote the orderly development of Montgomery County or to otherwise carry out the purposes of this chapter. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the Public Facility Area Plan, and may be obligated to comply with such other requirements as the County Council *and County Executive* may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on such real property required by the Public Facility Area Plan. Such real property or interest therein shall be retained, sold, leased, or otherwise transferred at no less than its fair market value for uses in accordance with the Public Facility Area Plan. In determining the fair market value of real property for uses in accordance with the Public Facility Area Plan, consideration shall be given to the uses provided in such plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser or lessee or by the County [Council] retaining property; and the objectives of such plan for the promotion of orderly development. The conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, or encumber, or lease, or otherwise transfer the real property without the prior written consent of the County [Council] *Executive*.

SEC. 2. *And be it further enacted*, That this Act shall take effect on December 7, 1970.

Approved April 28, 1970

CHAPTER 472
(House Bill 360)

AN ACT to repeal and re-enact, with amendments, Section 35(b) of Article 77 of the Annotated Code of Maryland, (1965 Replacement Volume and 1969 Supplement), title "Public Education," subtitle "Chapter 4. County Boards of Education," and to enact new sections 36(d), (e), (f), and (g) to said Article of said Code to follow immediately after Section 36(c) thereof, to clarify the removal and vacancy procedures for county Boards of Education and to add additional provisions governing vacancy, removal, compensation, and powers and duties pertaining to the Montgomery County Board of Education.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That Section 35(b) of Article 77 of the Annotated Code of Maryland (1965 Replacement Volume and 1969 Supplement), title "Public