

Margaret Littig, his widow, and two sons, Philip Littig and George Littig; that the said Philip Littig, deceased, by his last will and testament, did devise his estate, amongst other things, to his widow Elizabeth Margaret Littig, during her widowhood, but in case she should marry, that then the whole estate should be divided between herself and her two sons, Philip Littig and George Littig; that the said Philip Littig, deceased, at the time of his death, was seised in fee of about three acres and a quarter of land in Baltimore-town, in said county, between Philpot-Hill and Fell's-Point, and since his death many streets are extended through the same, which renders the property useless to the family, and at the same time burthened with taxes, unless the same was leased upon ground rent; therefore do recommend a law to pass, empowering her, as executrix, to demise and lease the same upon reasonable ground rent for ninety-nine years, renewable for ever, for the advantage of herself and sons aforesaid, which said rents to be applied according to the direction of the will of her said husband, provided the said executrix lay the said leases before the orphans court aforesaid, for their consent and approbation; and it appearing reasonable to grant the same, therefore,

C H A P.
XXXII.

II. *Be it enacted, by the General Assembly of Maryland,* That it shall and may be lawful to and for the said Elizabeth Margaret Littig, to lay out and divide the said ground into lots, and after the said ground is so divided into lots, to lease and demise such parts or portions, to any person or persons, for such term or terms of years, with such covenants, clauses and provisoes, inserted for the renewment of such leases, from time to time, for ever, if the same shall be agreed on, and such other covenants, clauses and provisoes, as are usual and customary in leases made of unimproved lots within the said town; which said leases shall be made in the name of the said Elizabeth Margaret Littig, and her two sons aforesaid, and the rent agreed on to be reserved and payable to the said Elizabeth Margaret Littig, Philip Littig, and George Littig, and their heirs and assigns, in such manner as shall be agreeable to the will of the said Philip Littig, deceased; and the term limited to the lessees named in such leases, shall be as good and valid, to all intents and purposes, as if the said Philip Littig and George Littig had been of full age to execute the same: Provided that the said leases shall not burthen the said Philip Littig and George Littig with any covenants or assurance for quiet enjoyment of the premises, other than from and against themselves, and all persons claiming by, from, or under them.

Ground to be
divided into
lots, &c.

III. *Provided always, and be it enacted,* That before the said Elizabeth Margaret Littig shall execute any of the leases aforesaid, that she shall lay the same before the judges of the orphans court aforesaid for their consent and approbation; and that no such leases shall be good and valid in law or equity, unless before the execution of the same, the said leases have the consent and approbation of said court endorsed on said leases by the register of said court.

Proviso.