

Sec. 6. *And be further it enacted*, That this Act shall take effect from and after the date of its passage, and the General Assembly reserves the right to amend or repeal this Act at pleasure. In force.

CHAPTER 223.

AN ACT to add additional Sections to Article forty-five of the Code of Public General Laws, relating to husband and wife, and to define the rights and liabilities of married women as tenants for term of years. Passed Mar. 19, 1867.

WHEREAS, married women are authorized by the aforesaid, recited Article of the Code of Public General Laws, to acquire any property to her own use without the intervention of a trustee; *and whereas*, doubts are entertained in regard to the validity of covenants of married women, invested in any deed to them, and in regard to the rights of Landlords to recover the demised premises in case of non payment of rent or breach of other conditions on the part of married women who are lessee's of real estate, and it is proper that such doubts be removed; therefore, Preamble.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That in all cases, where leases for a definite term or for a term of years renewable forever, have been, or may hereafter be made to a married woman, and the rent therein stipulated to be paid, shall be in arrear and unpaid for the space of ninety days, it shall be lawful for the Landlord to levy said rents by distress, in the same manner as if the lessee was a femme sole; and in case of no sufficient distress be being found on said premises, to make such re-entry, or bring such action for recovery of the demised premises as he or she, might do if the lessee were femme sole, and had covenanted for the payment of said rents, and to suffer such re-entry to be made. Distraint for rent.