

the court for surveying and ascertaining the premises, it shall appear to the court that a sale as aforesaid, will be most equitable or beneficial for all concerned, said court may decree a sale accordingly, which shall be made and conducted in course and manner and on the terms and conditions usual in cases of sales of land under decrees in chancery, and if it shall appear as aforesaid to the court, that there ought to be a specific division and allotment of the said lands or tenements for, and in respect of said term of years or leasehold interest, such division and allotment may accordingly be decreed, and shall be made and conducted in manner as is lawful in equity, in cases of partition of freehold estate, and subject to such terms and reservations as to paying proportions of the rents, if any, and in other respects, as to said court shall seem equitable and proper.

Court empowered to decree a sale.

Or specific division.

Chancery court and courts of equity may order lease instead of sell estate, in the city of Baltimore.

SEC. 2. *And be it enacted*, That in all cases where by the act, passed at December session of the year eighteen hundred and sixteen, chapter one hundred and fifty-four, and by the act, passed December session of the year eighteen hundred and eighteen, chapter one hundred and ninety-three, or under the provisions of this act, it may be lawful for the chancellor or any county court, sitting as a court of equity, to decree the sale of any lands, tenements or hereditaments of any infant or infants, it shall and may be lawful for the chancellor or any county court, instead of such sale, to decree that such lands, tenements or hereditaments, or any part thereof, if situate in the city of Baltimore, be demised for a term of years, renewable forever or otherwise, and yielding such rents, and subject to such terms, covenants and conditions, as to said chancellor or court, shall seem proper, and as in the premises, shall be finally ratified and confirmed by said chancellor or court; and said demises shall take place and be made and executed in manner, and under such terms and regulations as said chancellor or court shall order or decree.

Power of decreasing demises extended.

SEC. 3. *And be it enacted*, That said powers of decreeing demises shall extend to cases where the infant or infants, shall be seized of a remainder or reversion; *Provided*, the assent of the tenant of the particular estate, and of subsequent or intermediate remainder-men, or of the reversioners, whose estate or estates shall make up and embrace the whole fee, be obtained to the demise or demises, or the decree therefor, and also to the case where the infant or infants, be tenants of the particular estate for years or life or otherwise; and where an infant or infants as aforesaid, shall be presumptively or apparently, for the time being, entitled to any contingent or other remainder or reversion, such infant or infants shall be entitled for, and in respect of the estate of such remainder or reversion, to claim as aforesaid, a decree for a demise as aforesaid; and any person of