

after the lapse of said three years, and the party from whom said taxes may be demanded, may plead this section in bar of any recovery of the same; *Provided, however*, that the provisions of this section shall not be construed to apply to taxes levied for the year eighteen hundred and fifty-seven.

881\*. Any person enforcing or attempting to enforce the collection of any tax after the lapse of three years as provided in the preceding section shall be liable to a penalty of twenty dollars for each and every offence, recoverable before a justice of the peace, in the name of the State; one-half to the informer, the other half to the city of Baltimore.

#### TENANTS FOR YEARS OR AT WILL.

882. Where any lands or tenements in the city of Baltimore are held from year to year, the tenancy shall be terminated if the lessor give to the tenant ninety days' notice before the end of the year.

883. If land be held in said city under a lease for a month, or any less period than a year, and the tenant continues to occupy under such lease after its expiration, he shall be deemed a tenant for such period as the premises were originally leased to him, and so from such period to such period, and if his landlord give him thirty days' notice before the termination of any period of his tenancy, it shall terminate such tenancy.

884. If lands or tenements be held in said city by tenancy at will, at sufferance, or *pur autre vie*, thirty days' notice by the landlord or reversioner to the tenant or occupant shall terminate such tenancy at the expiration of thirty days.

885. Any of the tenancies mentioned in the three preceding sections may be terminated by the tenant's giving notice to the landlord thirty days previous to the end of the year, or other period for which he holds the same.

886. The notice required by the preceding sections shall be in writing, and served on the tenant or left at his place of abode or business, or served on his agent or servant, or served on any occupant of the premises; and if there be no person living on the premises, the same may be served by being set up on a conspicuous part of the premises.