

CHAP. 98.

the term of ninety-nine years renewable forever, at and under such yearly rent as shall be approved by the orphans' court of Baltimore county, securing the rent to said Maria during life, and after death to all her children: and praying that a law may pass for the aforesaid purpose—Therefore,

Authority granted  
to lease.

*Be it enacted by the General Assembly of Maryland,* That upon application by petition to the court of chancery on the part of Luther J. Cox and Maria his wife, and of the children of said Maria, by their guardian or next friend, the said court of chancery may order, adjudge and decree that the said lots of ground be demised for a term of ninety-nine years renewable forever, yielding such rent and subject to such terms and conditions as in that behalf shall be as hereinafter provided, finally approved, ratified and confirmed by said court, and said court shall in and by said decree, or at such time in the course of said proceeding as it may deem proper, determine and prescribe how and to whom the said rents and the benefit of said terms and conditions shall be reserved, so however, that in said rent the said Maria be provided an estate for her life, separate from and exclusive of her said or any future husband, and free from any liability at all times on account of any contracts or debts or liabilities of such husband, and subject to such conditions for her benefit and such disposing power in her and restrictions in that respect, as to said court shall seem proper, and so that the said rent as to the further reservation thereof, be reserved in course and manner as the said court shall direct, to conform to the limitations of the last will and testament aforesaid, of said Christian in respect of said lots of ground, and said share of said Maria; and for making such lease, the said court may appoint a trustee, for the performance of whose trust said trustee shall execute bond with security to be approved by the court as is required generally in cases of sales of land by a trustee under decrees of said court, and in such penalty as the court shall prescribe, and said court shall have the same power as to substitution at any time or times of any trustee or trustees for the trustee appointed as aforesaid, as is usual or lawful in said court in cases of sales as aforesaid—and said trustee shall make report of his proceedings in such a manner as is required in sales as aforesaid—which proceedings, unless ratified and confirmed by said court shall be of no effect, and said court in order to such ratification and confirmation may act and proceed in manner as is practised in said court, in and about the ratification and confirmation of such sales as aforesaid; and upon such ratification and confirmation the demise or demises in the premises shall be valid and