

ficulty said estate yields nothing to said devisees, while, on the other hand, it is subject to the burden of taxes and other expenses—Therefore,

*Be it enacted by the General Assembly of Maryland, That upon application by said Margaretta and by her said children, (the minors appearing by a guardian or a next friend,) to the court of chancery, the said court may order, adjudge and decree that the lands, tenements, and real estate, or any part thereof, be in the entirety or in parcels demised for a term, or for terms of ninety-nine years, renewable forever, yielding such rents, and subject to such terms and conditions, as in that behalf shall be, as hereinafter provided, approved, and finally ratified, and confirmed by said court; and the said court shall determine and prescribe how, and to whom the said rent, and the benefit of said terms and conditions shall be reserved, so that such reservations conform to the limitations of said last will and testament of Metta Repold in respect of said lands, tenements, and real estate; and for making and executing such demises and deeds thereof, the court of chancery shall appoint such person or persons, and under such terms, directions, and conditions, as to said court shall seem proper; and the person or persons so appointed shall make report to said court of his, her, or their proceedings in the premises; which proceedings shall be of no effect unless by said court ratified and confirmed; in order to which ratification and confirmation, and in the consideration of which proceeding the said court may order and proceed in manner as is practised in said court, in and about the consideration and ratification, and confirmation of sales of land made by a trustee under decree of said court; and said court is hereby empowered from time to time, at discretion, to substitute any person or persons in the place of the person or persons originally, or at any time by said court appointed to make and execute the said demises, and the deeds aforesaid; and upon the ratification and confirmation thereof, respectively as aforesaid, the said demises shall be valid and effectual against the devisees of said Metta Repold and her heirs, and all persons claiming under her by virtue of said will.*

Lease authorised.

Application of proceeds.

Report of proceedings.

Ratification.

Authority to substitute other trustees.

Confirmatory.