

Effective.

SEC. 12. *And be it enacted*, That this act shall take effect from the date of its passage.

Approved April 1, 1886.

---

CHAPTER 154.

AN ACT to amend article fifty-three of the Code of Public General Laws of this State, title "Landlord and Tenant," by adding thereto an additional section, creating, under certain circumstances, a conclusive presumption of the renewal of any lease or sub-lease containing a covenant for perpetual renewal.

Amended.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That article fifty-three of the Code of Public General Laws of this State, title "Landlord and Tenants," be and the same is hereby amended, by adding thereto the following additional section :

Presumption of renewal.

SECTION —. Whenever the lessee or lessees named in any lease or sub-lease containing a covenant for perpetual renewal, or any person or persons claiming under such lessee or lessees, shall have retained uninterrupted possession of the demised premises, or any part thereof, for twelve months after the expiration of such lease or sub-lease hereafter expiring, or for twelve months after this act takes effect, where any such lease or sub-lease has heretofore expired, it shall be conclusively presumed in reference to the whole or any part or parts of said demised premises, whereof possession shall have been retained as aforesaid, and in favor of said lessee, lessees, or of the person or persons claiming under such lessee or lessees, that a new lease or sub-lease of the whole of said demised premises was executed prior to the expiration of said lease or sub-lease by the lessor or lessors therein named,