

18. The following property shall be exempt from distress for rent, to wit: Every spinning-wheel, loom, sewing machine, typewriter, stove, cash register, piano, organ, or other musical instrument, not the property of the tenant or rented, hired or loaned to the tenant; and telephone instruments, telephone booths and other telephone equipment not the property of the tenant; and every horse, carriage and harness, whip and robe, saddle and bridle, or motor vehicle and appurtenances not the property of the tenant, in any livery stable or garage, or which may be stored with any keeper of any livery stable or garage or other persons, or in any other place, outhouse or barn of the tenant; and all property of any boarder or sojourner at any hotel, tavern, public or private boarding house; and any vehicle not the property of the tenant in any shop for repair; and the goods and chattels of the innocent tenant who has paid his rent to the owner of the leasehold estate shall be exempt from distraint for ground rent if any due and owing to the ground rent landlord by the owner of the leasehold estate. Provided that, in the City of Baltimore, if the landlord shall distraint upon any goods, chattels, or other personal property on the premises not exempt under this section, it shall be the duty of the landlord, before a sale of such property shall be made under such distraint proceedings, (except in cases of personal property in office buildings, in which cases there shall not be such duty) to ascertain whether or not any such goods, chattels or other personal property are being purchased by the tenant under a conditional contract of sale defined in Section 55 of Article 21 of the Annotated Code of Public General Laws of Maryland (1924), or mortgaged by the tenant by a purchase money chattel mortgage under the terms of Sections 44 to 54, inclusive, of Article 21 of the Annotated Code of Public General Laws of Maryland (1924), and if it shall be found that any of such property is being purchased by the tenant under such a conditional contract of sale or covered by a purchase money chattel mortgage executed by said tenant, and if such conditional contract of sale or mortgage shall have been executed and recorded in accordance with the laws of the State of Maryland governing the execution and recording of such instruments, the landlord, except in cases of personal property in office buildings, shall either release such property from the distraint proceedings or pay to the vendor named in such conditional contract of sale or to the mortgagee in such mortgage the balance due under such conditional contract or sale or mortgage, and said balance, if paid, by the landlord, shall become a part of the