

cases, mechanically operated freezing units for ice cream and cooling units for soft drinks and water, ranges, space heaters and water heaters, gasoline tanks, gasoline pumps and oil receptacles and vending or weighing machines, designed to receive coins or tokens. 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, except in Prince George's County, 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 the 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 71 of Article 21 of the Annotated Code of Public General Laws of Maryland, or mortgaged by the tenant by a purchase money chattel mortgage under the terms of Sections 45 to 55, inclusive, of Article 21 of the Annotated Code of Public General Laws of Maryland, 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 additional 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, and if such conditional contract of sale or purchase money chattel mortgage shall have been recorded prior to the levy under said distraint 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 of sale or mortgage, and said balance, if paid, by the landlord, shall become a part of the costs in such distraint proceedings; and be collectible in the same manner as are the other costs in such proceedings; and provided further that such vendor or mortgagee shall render, upon demand by the landlord, a true statement of the balance due under such conditional contract of sale or mortgage, and when said balance is paid, shall release unto said landlord such conditional contract of sale or mortgage.

SEC. 2. *And be it further enacted*, That this Act shall take effect June 1, 1941.

Approved May 2, 1941.