

be entered accordingly. The hearing in said Circuit Court shall be before a jury unless jury trial be waived by all parties, in which event the hearing shall be before any Judge or Judges of said Court. An appeal to the Court of Appeals of Maryland may be taken by either party to said cause from the judgment of said Circuit Court within thirty days thereafter, and the Court of Appeals shall have the power to review all questions of fact or law involved. If the final decision shall be that the area in question is a natural oyster bar or bed, Charts of the Oyster Survey of 1906 to 1912, on record in the office of the Department of Tidewater Fisheries, shall be amended accordingly. The parties filing petition in the Circuit Court, as herein provided, shall first file a bond, with sufficient surety, in the sum of Twenty-five Dollars (\$25.00), conditioned to pay Court costs incurred in the event said petition is dismissed, and the costs are imposed upon the petitioners; and the party or parties taking the appeal to the Court of Appeals shall file a similar bond in such sum as the Lower Court may fix, conditioned to pay Court costs incurred in the event the appeal to the Court of Appeals is dismissed, and costs are imposed upon the appellant.

(k) *Survey of the Area Proposed for Leasing.* Immediately after the termination of the respective periods prescribed for the filing of petitions or appeals, as above provided, or immediately after the final decision upon any protests or appeals that the area in question may be lawfully leased, it shall be the duty of the Department of Tidewater Fisheries to notify the applicant by letter that said Department is ready to issue the lease applied for; and upon the payment by the applicant of a further fee of Two dollars and fifty cents (\$2.50) as a recording fee, the said Department shall cause an accurate survey to be made of the area, shall execute a lease, shall enter such lease upon a book to be known as the "Register of Titles to Oyster Lands", and shall mail said lease to the applicant for his signature.

(l) *Completion of Lease.* If the applicant accept the lease, he shall sign and return the same together with the first annual rental as specified in the following sub-section. If the applicant fail to accept the lease and pay within sixty days all fees herein provided, the application and the lease shall become null and void, and all payments theretofore made by the applicant to the Department shall be forfeited; provided, however, that the Department may, for good cause shown, extend the time for acceptance of the lease for an additional period of sixty days.

(m) *Duration and Renewal of Leases.* The term of leases provided under this section shall be twenty years and the