

shall be valid and enforceable as to the parties, their heirs, personal representatives, successors and assigns, as to the terms thereof authorized by the preceding section of this sub-title, notwithstanding any provisions of the Annotated Code of Maryland (1951 Edition), Article 21, Section 112, concerning redemption of leases by leasehold owners, and Article 21, Sections 118 to 124, concerning Land Installment Contracts, in so far as such provisions may be considered applicable to such contracts and notwithstanding any other applicable law or laws of the State of Maryland.

111E. When any Housing Cooperative Corporation, having complied with the conditions initially expressed in Section 111C of this sub-title, shall enter into contracts with its members for the perpetual use and occupancy of some or all of its dwelling units, located in Charles County, the provisions of Sections 28 to 33 of Article 53 of the Code of Public General Laws of Maryland, pertaining to evictions of tenants for non-payment of rent, shall apply to the use and occupancy of such dwellings, subject, however, to the following conditions:

(a) For purposes of proceedings by a Housing Cooperative Corporation under said Sections 28 to 33 of Article 53, as authorized by this section, and only for such purposes, the following terms used in said Sections 28 to 33 shall be construed to mean the following:

(i) "Lessor" shall mean the said Housing Cooperative Corporation.

(ii) "Tenant" shall mean the member who has entered into such use and occupancy contract, and any persons occupying premises of the Housing Cooperative Corporation covered by such contract.

(iii) "Agreement of rental" shall mean such use and occupancy contract.

(iv) "Rent" shall mean all payments required to be made by such use and occupancy contract, whether such payments are expressed as principal, interest, operating payments, or otherwise.

(b) No such proceeding may be commenced by any Housing Cooperative Corporation, as "Lessor", as authorized in this Section, under said Sections 28 to 33 of Article 53, (1) unless the above described payments by the member have been in default at least thirty days, and (2) unless the said Corporation, at least thirty days in advance of filing such proceedings, shall have served written notice upon such member of such default, the amount and nature thereof, and the said Corporation's intention to institute eviction proceedings if payments due are not made, and (3) unless such payments are not made prior to the institution of such proceedings. Notice as here required shall be deemed to have been given if sent Registered Mail and is receipted for by the member or his agent, or is delivered to any person of suitable age and discretion at the premises, or, if no such person can be found, is affixed conspicuously upon said premises. The complaint of the said Corporation, filed under the said Sections 28 to 33, as herein authorized, shall contain affidavit that the conditions expressed in this sub-section (b) have been complied with.

(c) Upon any eviction under this Section, the said member shall be entitled to sell his right of use and occupancy to any person accepted by the said Corporation as a member. If said evicted member does not