

find such a purchaser within sixty days of the date of eviction, the said Corporation shall be obligated to repay immediately to such member the full amount of principal, exclusive of interest and operating payments, that has been paid to the said Corporation on account of the sale of the right of use and occupancy of such premises, less such reasonable amounts as may be required for repairing and re-decorating the said premises for reoccupancy, and other losses or expenses, including costs and reasonable counsel fees in connection with said eviction proceedings, sustained by the Corporation by reason of the failure of such member to make the payments required. Upon such payment by said Corporation, the right of use and occupancy, and the power to dispose of the same, shall be fully vested in the said Corporation.

Sec. 2. And be it further enacted, That all laws or parts of laws, whether public local or public general, inconsistent with the provisions of this Act be and they are hereby repealed to the extent of such inconsistency, including specifically, in so far as they may be applicable, Article 21, Sections 112 and 118 to 124, of the Annotated Code of Maryland (1951 Edition).

Sec. 3. And be it further enacted, That if any part, section, subsection, sentence, clause or phrase of this sub-title shall be held unconstitutional or void for any reason, such decisions shall not affect the validity of the remaining portions of this sub-title.

Sec. 4. And be it further enacted, That if House Bill No. 537, 1955 Legislative Session, is enacted into law prior to June 1, 1955, either as introduced or as amended, then this Act shall be null and void and of no effect, but if said House Bill No. 537, is not enacted into law prior to June 1, 1955, then this Act shall take effect June 1, 1955.

HOUSING COOPERATIVES

112. LEASES OR OTHER AGREEMENTS FOR PERPETUAL USE AND OCCUPANCY OF PROPERTY LOCATED IN CHARLES COUNTY, BY NON-PROFIT HOUSING COOPERATIVE CORPORATIONS TO MEMBERS OF SUCH CORPORATIONS, FOR RESIDENCE PURPOSES, SHALL BE EXEMPT FROM THE PROVISIONS OF CHAPTER 485 OF THE ACTS OF 1884 OF THE GENERAL ASSEMBLY OF MARYLAND, AND AMENDMENTS TO THE LAWS ENACTED THEREBY, PERTAINING TO REDEMPTION OF LEASES; AND ANY TERMS OF SUCH LEASES OR OTHER AGREEMENTS REASONABLY APPROPRIATE FOR THE ADMINISTRATION OF A PLAN OF COOPERATIVE OWNERSHIP OF SUCH PROPERTY SHALL BE VALID AND ENFORCEABLE REGARDLESS OF THE TERM OR DURATION OF SUCH LEASE OR AGREEMENT. SUCH LEASES OR OTHER AGREEMENTS PERTAINING TO PROPERTY LOCATED IN CHARLES COUNTY, AS ABOVE DESCRIBED, SHALL ALSO BE EXEMPT FROM THE PROVISIONS OF SECTIONS 118 TO 124 OF ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND (1951 EDITION), UNDER THE SUB-TITLE "LAND INSTALLMENT CONTRACTS".