

121.

In cases where proceedings have been or shall be instituted for the renewal of a lease containing a covenant for renewal, *INCLUDING A LEASE FOR NINETY-NINE YEARS, RENEWABLE FOREVER*, the court may pass a decree for the renewal of such lease, which shall be binding upon all persons who shall have become parties to such proceedings by summons or appearance, or who shall have been proceeded against by publication [], as provided by statute or rule of court;] *pursuant to Chapter 100 of the Maryland Rules*; and such decree shall be sufficient to renew the title of all persons interested under such lease, according to their respective interests and estates thereunder, for such additional term, under such rent and upon such covenants, condition and stipulations as were provided in such lease.

122.

~~Every renewal decree passed under the provisions of Section 121 shall be recorded among the land records of [the] every county or city where the land affected by such decree may lie.~~

134.

The use of a sheriff's jury in proceedings to determine the sanity of an alleged lunatic is hereby abolished. Upon the filing of a petition for *adjudication of a person as an incompetent in accordance with the Maryland Rules*, [a writ de lunatico inquirendo,] the sanity of the alleged lunatic shall be determined in the first instance by the circuit courts of the several counties in equity or the Circuit Court of Baltimore City, as the case may be [], *sitting with a jury, the trial to be conducted as in a civil action at law*. [The jury to be used in such proceedings shall be empanelled by the court, from the jurors in attendance upon the law or criminal court in said county or city, or, if there be no jurors in attendance, the court shall forthwith select twenty (20) good and lawful men from the names upon the regular jury list of the last jury term of the law or criminal court in said county or city to be summoned to attend as jurors in said case. The summoning of said jurors and the empanelling of a jury of twelve men from said regular panel or from said list of jurors so summoned shall proceed as far as practicable in accordance with the rules and practice of obtaining for the selection and empanelling of jurors in other civil cases.]

135.

The court shall have power also to appoint a committee or trustee to take charge of and manage the property of any person incompetent by reason of a mental disability, and the court may, upon application of said committee or trustee, order or decree the sale of any real property or any interest therein to which said incompetent may be entitled, and the proceeds therefrom to be invested or otherwise disposed of as provided by this sub-title.

The application therefor, may be made by next friend, shall be by petition under oath, accompanied by certificates, sworn to and subscribed by two *physicians licensed to practice medicine*, [medical doctors practicing in the State of Maryland, for the last five years or two attending neuropsychiatrists,] one of whom shall have attended the alleged incompetent within the ten days before the filing of the petition.