

ing his demand and application, be entitled to demand and recover three years' back rent, and no more, (in addition to any renewal fine that may be provided for in the lease,) before executing or causing to be executed such renewed lease, and the tenant may plead this section in bar of the recovery of any larger or greater amount of rent.

1884, ch. 502.

26. Whenever there has been no demand or payment for more than twenty consecutive years of any specific rent reserved out of a particular lot, or any part of a particular lot, under any form of lease, such rent shall be conclusively presumed to have been extinguished, and the landlord shall not thereafter set up any claim thereto, or to the reversion in the lot out of which it issued, or have the right to institute any suit, action or proceeding whatsoever to recover said rent or said lot; but in case such landlord shall be under any legal disability when such period of twenty years of non-demand or non-payment shall expire, he shall have two years after the removal of such disability within which to assert his rights; provided, however, that coverture shall not be considered a disability within the provisions of this and the next preceding section, and that no retroactive effect shall be given to said sections, and the period of limitations herein prescribed shall begin to run only from April 8, 1884.

*26 A. Ten. may be liable by 6. Expire on property interest
able to part as other immediate accident*

ARTICLE LIV.

LAND OFFICE.

Commissioner—Powers and Duties.	
1. Commissioner a court of record.	6. Fees for recording.
2. Clerk	7. Seal
3. Summons for witnesses; taking depositions	8. Chancery records and ante-revolutionary papers.
4. Docket.	9. Copies of chancery proceedings; fees
5. Papers to be recorded.	10. Bond.