ANNO UNDECIMO

Georgii III. Regis.

CAP. XX.

An Act to enable Lunaticks intitled to renew Leaſes, their Guardians and Committees, to accept of Surrenders of Old Leaſes, and grant New Ones.

WHEREAS by the Laws now in Force, Lunaticks, or their Guardians or Committees, have not any Power or Authority, upon a Surrender of any Leaſe of Lands, Tenements, or Hereditaments, for the Life or Lives of One or more Perſon or Perſons, or for Terms of Years abſolute or determinable, on the Death of One or more Perſon Preamble.

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or Persons, to make a sure or effectual Renewal of such Lease or Leases, which is frequently to the Detriment of such Lunaticks and their Families, and always to the Prejudice of the Person or Persons intitled to such Renewal: Be it therefore enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That from and after the Twenty-fifth Day of March, One thousand seven hundred and seventy-one, in all Cases where any Lunatick is or shall be intitled, or has Right to renew any Lease or Leases made or granted, or to be made or granted, for the Life or Lives of One or more Person or Persons, or for any Term or Number of Years, absolute or determinable on the Death of One or more Person or Persons, or otherwise, it shall and may be lawful to and for such Lunatick, or his or her Guardian or Guardians, Committee or Committees, of his Estate, in his, her, or their Name or Names, by the Direction of the Lord High Chancellor of Great Britain, or the Lord Keeper or Lords Commissioners of the Great Seal of Great Britain for the Time being, signified by an Order made on hearing all Parties concerned, upon Petition, in a summary Way, from Time to Time, to accept of a Surrender or Surrenders of such Lease or Leases; and to make and execute to any Person or Persons, Bodies Politick, or Corporate or Collegiate, Aggregate or Sole, a new Lease or Leases of the Premises comprised in such Lease or Leases so to be surrendered by virtue of this Act,

From *March* 25th 1771, Lunaticks, their Guardians, &c.

may accept of Surrenders, and make new Leases.

Act, for and during such Number of Lives, or for such Term or Terms of Years, determinable upon such Number of Lives, or for such Term or Terms of Years absolute, as was or were mentioned or contained in such Lease or Leases so surrendered, at the making thereof, or otherwise, as the Lord High Chancellor of Great Britain, or the Lord Keeper or Lords Commissioners of the Great Seal of Great Britain for the Time being, by any such Order, so to be obtained as aforesaid, shall direct.

Leases so executed declared valid and effectual.

And be it further enacted and declared by the Authority aforesaid, That all and every such Lease or Leases, so to be made or executed as aforesaid, shall be, and be deemed as good and valid, and effectual in the Law, to all Intents and Purposes, as if such Lunatick was at the Time of making or executing thereof, of sane Mind, and had executed the same in his or her own proper Person; any Thing in this Act, or any former Law, to the Contrary thereof, in any-wise notwithstanding.

Premiums paid on renewing Leases (Charges deducted) to go to the Guardians of Lunaticks.

Provided always, and be it further enacted by the Authority aforesaid, That all Fines, Premiums, Foregifts, and Sums of Money, which shall or may be had, received, or paid for, or on account of the renewing of any such Lease or Leases as aforesaid, shall (after a Deduction of all necessary incident Charges and Expences) be paid to the Guardian or Guardians, Committee or Committees, of the said Lunatick, and be applied and disposed of for the Benefit of such Lunatick, in such Manner as the Lord High Chancellor of Great Britain, or the Lord Keeper or Lords Commissioners

On Death of Lunaticks, Money arising by such Fines to be considered real Estate, unless such Lunaticks shall be Tenant for Life only.

of the Great Seal of Great Britain, shall direct: But, upon the Death of such Lunatick or Lunaticks, all such Sum and Sums of Money as shall arise by such Fines, Premiums, or Foregifts, or so much as shall remain unapplied for the Benefit of such Lunatick or Lunaticks, at his, her, or their Death, shall, as between the Representatives of the real and personal Estates of all such Lunaticks, be considered as real Estate, unless such Lunatick or Lunaticks shall be Tenant for Life only; and then the same shall be considered as personal Estate.

FINIS.