

after the Twenty fourth Day of *June*, One thousand seven hundred and thirty one, all and every Person or Persons, Bodies Politick and Corporate, shall and may have the like Remedy by Distress, and by impounding and selling the same, in Cases of Rents, Seck Rents of Assize and Chief Rents, which have been duly answered or paid for the Space of Three Years, within the Space of Twenty Years before the First Day of this present Session of Parliament, or shall be hereafter created, as in case of Rent reserved upon Lease; any Law or Usage to the contrary notwithstanding.

VI. And whereas many Persons hold considerable Estates by Leases for Lives or Years, and lease out the same in Parcels to several Under Tenants: And whereas many of those Leases cannot by Law be renewed without a Surrender of all the Under Leases derived out of the same, so that it is in the Power of any such Under Tenant to prevent or delay the renewing of the principal Lease, by refusing to surrender their Under Leases, notwithstanding they have covenanted so to do, to the great Preudice of their immediate Landlords, the first Lessees: For preventing such Inconveniencies, and for making the renewal of Leases more easy for the future, be it enacted by the Authority aforesaid, That in case any Lease shall be duly surrendered, in order to be renewed, and a new Lease made and executed by the chief Landlord or Landlords, the same new Lease shall, without a surrender of all the Under Leases, be as good and valid, to all Intents and Purposes, as if all the Under Leases derived thereout had been likewise surrendered at or before the taking of such new Lease; and all
709 *and every Person and Persons in whom any Estate for Life or Lives, or for Years, shall, from time to time, be vested by virtue of such new Lease, and his, her, and their Executors and Administrators, shall be intitled to the Rents, Covenants, and Duties, and have like Remedy for Recovery thereof, and the Under Lessees shall hold and enjoy the Messuages, Lands, and Tenements, in the respective Under Leases comprised, as if the Original Leases, out of which the respective Under Leases are derived, had been still kept on foot and continued, and the Chief Landlord and Landlords shall have, and be intitled to, such and the same Remedy, by Distress or Entry in and upon the Messuages, Lands, Tenements, and Hereditaments comprised in any such Under Lease, for the Rents and