state at the expiration of said rental period. The foreguing conditions shall be included with the terms of the lease, and, upon thirty days' notice, said lease may be terminated for breach of any of said conditions.''

Approved March 26, 1943.

CHAPTER 179—S. F. No. 345.

(AMENDING SECTION 460.14 MINNESOTA STATUTES 1941.)

An act relating to the so-called housing act and amending Mason's Statutes of 1927, Sections 1630-16, 1630-23 and 1630-113.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. **Law amended—side yards—distance between adjoining buildings.**—That Mason's Statutes of 1927, Section 1630-16, subsection (c) be amended to read as follows:

In the case of private-dwellings and of two-family dwellings hereafter erected *or altered to a multiple-dwelling,* such space shall be not less than three feet from the side wall of the dwelling to the side lot line. Provided, however, that in no case shall the combined width of side yards for any such dwelling be less than double the width as prescribed in subdivision (a) and (b) of this section for a building of like height.

Sec. 2. **Law amended—rooms—lighting—ventilation—window area.**—That Mason's Statutes of 1927, Section 1630-23, be *amended to read as follows:*

In every dwelling hereafter erected the total window area in each room shall be at least one-eighth of the superficial floor area of the room and the whole window shall be made so as to open in all its parts. At least one such window shall be not less than eight square feet in area between stop beads. In multiple-dwellings the top of at least one window shall be not less than seven feet above the floor. Provided, however, that where an open porch *or sun-parlor* adjoins a room, one-half of the windows opening upon such porch *or sun-parlor* may be considered as part of the total window area required for such room.

Sec. 3. **Law amended—Penalties for violation.**—That Mason's Statutes of 1927, Section 1630-113, be amended to read as follows:

Every person, *firm or corporation* who shall violate any provision of this act, shall, *upon conviction thereof,* be *punished* by a fine of not more than One Hundred Dollars or by confinement in the city workhouse for a period not exceeding ninety days. Each day's continuance of the violation of this act shall be deemed a separate offense.

Approved March 26, 1943.

CHAPTER 180—S. F. No. 510.

An act relating to written instruments affecting the title to real property and providing that certain recitals therein with reference to the existence of a mortgage shall not constitute notice of such mortgage, either actual or constructive, to subsequent purchasers or incumbrancers.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. **Recitals in written instruments not to constitute notice in certain cases.**—Where an instrument affecting the title to real property in this State recites the existence of a mortgage against said real property or some part thereof, where the instrument containing such recital either was recorded prior to 1921 in the Office of the Register of Deeds of the county where said real property or some part thereof is situated or was filed prior to said date in a judicial proceeding affecting said real property or some part thereof in the district court or probate court of such county, and where the time of the maturity of the whole of the debt secured by said mortgage is not clearly stated in said recital, then such recital may be disregarded and shall not constitute notice of said mortgage, either actual or constructive, to any subsequent purchaser or incumbrancer of said real property or any part thereof.

Sec. 2. **Not to affect pending actions.**—Nothing contained in this act shall affect actions now pending or commenced within six months after the passage of this act, in any court of this state.

Approved March 26, 1943.

CHAPTER 181—S. F. No. 512.

An act relating to bonds to be furnished by certain county officers and deputies in certain counties and to the payment of premiums thereon, and amending Laws 1939, Chapter 205, Section 1.