

ART. 227.—But the husband may lease or rent for six years, estates situate at Paris, and for nine years estates situate in the country, and for a less period of time without fraud. (See the preceding Art.)

ART. 228.—The husband cannot, by contract and obligation made before or during the marriage, oblige his wife without her consent for more than the amount that she, or her heirs, receive from the community; provided always, that after the decease of one of the conjuncts legal inventory be made, and that there has been no fault nor fraud on the part of the wife or her heirs. (See Arts. 221, 222, 233 and 237.)

ART. 229.—After the decease of one of the conjuncts the property of the community is divided in such manner that half belongs to the survivor, and the other half to the heirs of the deceased. (See the two following Arts. 220, 227 and 240.)

ART. 230.—The said half of conquests coming to the heirs of the deceased is the *propre* estate of the said heirs, so much so, that if the said heirs die without heirs of their body the said half returns to the nearest heir of the line and side from which the said half came, which property the father and mother, grand father and grand mother succeeding to their children, shall have and enjoy by usufruct during their lives in case there are no descendants of the Purchaser. (See Arts. 314 and 326.)

ART. 231.—The fruits of estates *propres* growing at the time of the decease of one of the conjuncts, belong to him to whom the said estate comes, on the charge of paying half of the tilling and sowing. (See Arts. 59, 92 and 94.)

ART. 232.—If during the marriage any estate or rent *propre* is sold belonging to one of the conjuncts—or if the said rent be recovered, the price of the sale, or recovery, is retaken upon the property of the community to the profit of him to whom the said estate or rent belong, although no agreement is mentioned in the sale for the employment of the monies or recompense, and no declaration made respecting it. (See Arts. 244 and 282.)