a Commissioner or Commissioners, to act in the place and stead of such interested Commissioner or Commissioners, who shall take the oath or affirmation, as the case may be, and in all respects conduct himself as the Commissioners who are annually appoi=nted.

Sec. 17. And be it enacted and ordained, That in case the said Commissioners shall commence any proceedings by virtue of this or any future ordinance, they shall be allow=
65 =ed not exceeding sixty days to complete the same; Provided, should said Commission=ers ascertain it to be impracticable so to complete the said proceedings, they shall make, to the Mayor and City Council, a full and explicit report of the cause or causes, of such inability, together with all such other matters connected therewith, as the City Council may, from time to time require, and shall suspend all further proceed=ings until otherwise directed.

Sec. 18. And be it enacted and ordained, That said Commissioners for opening streets, shall proceed to close all their work, notwithstanding they may not be re=appointed, with=in six months from and after the expiration of the time for which they were appointed, by virtue of the first section of this ordinance.

Sec. 19. And be it enacted and ordained, That whenever any lot or part of a lot, or parcel of ground, may be taken and included within the lines of any street, lane or alley, or part thereof, and damages assessed therefor, and there shall be an out=standing and unexpired term of years, therein the said Commissioners shall dis=criminate in their proceedings between the value of the fee simple, or ground rent interest, and the leasehold interest.

Sec. 20. And be it enacted and ordained, That whenever any obstruction shall have remained in any street, lane or alley, or part thereof, so opened for the space of sixty days after