

representatives and assigns, as the case may be, for another term of ninety-nine years, as fully as if the lease so renewed had been originally made for a length of time equivalent to such renewal term, added to the original term; provided, that no such decree shall bind any person not a party to said suit. A copy of such decree shall be recorded among the land records of the county or city where the lands demised in such leases lie.

See notes to sec. 110.

See art. 16, secs. 116 and 150 and art. 53, sec. 35.

An. Code, 1924, sec. 97. 1912, sec. 95. 1904, sec. 91. 1888, sec. 87. 1886, ch. 154.

**113.** Whenever the lessee or lessees named in any lease or sub-lease containing a covenant for perpetual renewal, or any person or persons claiming under such lessee or lessees, shall have retained or shall retain uninterrupted possession of the demised premises, or any part thereof, for twelve months after the expiration of such lease or sub-lease, it shall be conclusively presumed in reference to the whole or any part or parts of said demised premises, whereof possession shall have been retained as aforesaid, and in favor of said lessee, lessees, or of the person or persons claiming under such lessee or lessees, that a new lease or sub-lease of the whole of said demised premises was executed prior to the expiration of said lease or sub-lease by the lessor or lessors therein named, or by the person or persons rightfully claiming under such lessor or lessors to the said lessee or lessees, or to the person or persons rightfully claiming under such lessee or lessees, for such additional term, under such rent and upon such covenants, conditions and stipulations as were provided in said lease or sub-lease.

An. Code, 1924, sec. 98. 1912, sec. 96. 1904, sec. 92. 1888, sec. 88. 1892, ch. 684.

**114.** All devises, gifts, grants or conveyances of land in this State, binding on any street or highway, or when any street or highway shall be one or more of the lines thereof, shall be construed to pass to the devisee, donee, or grantee therein, all the right, title and interest of the devisor, donor or grantor of the said land, to the centre of the street or highway on which the same is located or binding as aforesaid, unless the devisor, donor or grantor shall in express terms in the writing by which the devise, gift or conveyance is made reserve to himself all the right, title and interest to the said street or highway.

This section applies to property binding on private as well as public street. *Campeggi v. Wakefield*, 157 Md. 237.

This section applied so as to give the lessee title to the centre of an alley. *Maryland Telephone Co. v. Ruth*, 106 Md. 651. And see *Shipley v. Western Maryland R. R. Co.*, 99 Md. 131.

This section held inapplicable to a deed executed before its adoption. *Rieman v. Baltimore Belt R. R. Co.*, 81 Md. 79.

*Quære*, whether certain trustees had the right to convey one half of a certain avenue as a deed executed by them purported to do, unless this section gave them such authority. This section referred to in discussing dedication and acceptance of certain streets. *Beale v. Takoma Park*, 130 Md. 305.

This section referred to in refusing to enjoin construction of a sewerage system on the ground that it was or would be a nuisance. *Pope v. Clark*, 122 Md. 9.

See secs. 12 and 13, and notes.

An. Code, 1924, sec. 99. 1912, sec. 97. 1914, ch. 371. 1922, ch. 384.

**115.** The provisions of Chapter 485 of the Acts of 1884 of the General Assembly of Maryland, and the provisions of Chapter 395 of the Acts of 1888 of the General Assembly of Maryland, and the provisions of Chapter 207 of the Acts of 1900 of the General Assembly of Maryland, were not