

form of lease, the rent shall be conclusively presumed to have been extinguished and the landlord shall not thereafter set up any claim thereto or to the reversion in the property out of which it issued, or have the right to institute any suit, action or proceeding whatsoever to recover the rent or the property; but in case the landlord shall be under any legal disability when the period of twenty years of nondemand or nonpayment shall expire, he shall have two years after the removal of such disability within which to assert his rights.

8-208. Termination of tenancy for fire or other unavoidable accident.

Whenever the improvements on property rented for a term of not more than seven years shall become untenable by reason of fire or other unavoidable accident, the tenancy shall be thereby terminated, and all liability for rent thereunder shall cease upon payment proportionately to the day of fire or unavoidable accident.

8-209. Right of tenant to remove fixtures erected by him not impaired by new lease.

The right of a tenant to remove fixtures erected by him under one demise or term shall not be lost or in any manner impaired by reason of his acceptance of a new lease of the same premises without any intermediate surrender of possession.

8-210. Effect of covenant to surrender premises in good repair.

A covenant or promise by the tenant to leave, restore, surrender or yield up the premises in good repair shall not have the effect to bind him to erect similar buildings or pay for such buildings as may be destroyed by fire or otherwise without negligence or fault on his part, unless otherwise expressly provided by written agreement or covenant that he shall be so bound.

8-211. Exculpatory clause.

Any provision of a lease or other rental agreement ~~relating to property leased solely for residential purposes~~ whereby a tenant enters into a covenant, agreement or contract, by the use of any words whatsoever, the effect of which is to indemnify the landlord or hold the landlord harmless, or preclude or exonerate the landlord from any or all liability to the tenant, or to any other person, for any injury, loss, damage or liability arising from any omission, fault, negligence or other misconduct of the landlord on or about the leased or rented premises or on or about any elevators, stairways, hallways or other appurtenances used in connection therewith, and not within the exclusive control of the tenant, shall be deemed to be against public policy and void. No insurer may claim a right of subrogation by reason of the invalidity of such a provision.

8-212. Landlord to give tenant receipt in Anne Arundel County.

Except when the tenant makes payment by check or when the tenant is renting the property for commercial or business purposes, where any interest in property shall be leased for any definite term or at will in Anne Arundel County, the landlord shall give the tenant a receipt showing payment and the time period which the payment covers. Any person or any agent, upon conviction of violating this section, shall forfeit the rent due for the period in question.