

SUBTITLE 1. GENERAL RULES.

8-101. REMEDIES OF AND AGAINST TRANSFEREE OF REVERSION IN LEASED PROPERTY.

A TRANSFEREE OF THE REVERSION IN LEASED PROPERTY OR OF THE RENT HAS THE SAME REMEDIES BY ENTRY, ACTION, OR OTHERWISE FOR NONPERFORMANCE OF ANY CONDITION OR AGREEMENT CONTAINED IN THE LEASE, AS THE ORIGINAL LANDLORD WOULD HAVE HAD IF THE REVERSION OR RENT HAD REMAINED IN HIM. A TRANSFEREE OF THE REVERSION IN LEASED PROPERTY IS SUBJECT TO THE SAME REMEDIES, BY ACTION OR OTHERWISE, FOR NONPERFORMANCE OF ANY AGREEMENT CONTAINED IN THE LEASE, AS THE ORIGINAL LANDLORD. THIS SECTION APPLIES TO ANY TRANSFEREE OF A REVERSION IN LEASED PROPERTY, BY VOLUNTARY GRANT OR OPERATION OF LAW.

REVISOR'S NOTE: This section presently appears as Art. 21, §8-201 of the Code. The only changes are in style.

8-102. REMEDY ON COVENANTS IN CASE OF MERGER.

IF THE REVERSION OF ANY LEASED PREMISES MERGES IN ANY OTHER ESTATE, THE PERSON ENTITLED TO THE ESTATE INTO WHICH THE REVERSION MERGES HAS THE SAME REMEDY AGAINST THE TENANT FOR NONPAYMENT OF RENT OR OTHER FORFEITURE, OR FOR NOT PERFORMING CONDITIONS, COVENANTS, OR AGREEMENTS, AS THE PERSON ENTITLED TO THE REVERSION WOULD HAVE HAD IF THE REVERSION HAD NOT MERGED.

REVISOR'S NOTE: This section presently appears as Art. 21, §8-202 of the Code. The only changes are in style.

8-103. NO MERGER BY MORTGAGE TO LANDLORD.

THERE IS NO MERGER BY REASON OF ANY GRANT BY WAY OF MORTGAGE OR ASSIGNMENT OF MORTGAGE FROM THE TENANT OF ANY PROPERTY LEASED FOR A TERM OF YEARS, TO THE LANDLORD OF THE PROPERTY, WHETHER BY ORIGINAL OR SUBLEASE, AND THE SAME RIGHTS AND REMEDIES EXIST AS IF THE GRANTEE IN THE GRANT HAD NO OTHER INTEREST OR ESTATE IN THE PROPERTY THAN THE ONE GRANTED.

REVISOR'S NOTE: This section presently appears as Art. 21, §8-204 of the Code. The only changes are in style.

8-104. IN A GRANT OF NONPOSSESSORY CORPOREAL INTEREST, ATTORNMENT BY TENANT UNNECESSARY; PAYMENT OF RENT BEFORE NOTICE.