

Generally.

A bill in equity stating that the leaseholder is in doubt as to to whom the notice of intention to redeem should be given, by reason of doubt as to the construction of a will, and asking the court to advise the plaintiff, etc., will be dismissed. Where the required notice has been given, however, a bill in the nature of one for specific performance will lie. Effect of the act of 1888, ch. 395. *Plaenker v. Smith*, 95 Md. 394.

This section referred to in upholding the validity of the portion of article 16, section 250, relative to the costs of proceedings to redeem ground rents. *Kingan Packing Assn. v. Lloyd*, 110 Md. 628.

Cited but not construed in *Erb v. Grimes*, 94 Md. 106.

This and the following section are substantially the same as art. 53, sec. 24—see notes to the latter section.

As to the redemption of ground rents vested in a trustee, etc., without a power of sale, see art. 16, sec. 250. As to the redemption of ground rents owned by infants, see art. 93, sec. 171.

1904, art. 21, sec. 89. 1900, ch. 207, sec. 85 A.

93. All rents reserved by leases or sub-leases of land hereafter made in this State for a longer period than fifteen years shall be redeemable at any time after expiration of five years from date of such leases or sub-leases, at the option of the tenant, after a notice of one month to the landlord, for a sum of money equal to the capitalization of the rent reserved at a rate not exceeding six per centum.

The character of the leasehold interest was not changed by the act of 1900, ch. 207, that act operating only as an option extended to the lessee to buy the fee simple estate. *Holzman v. Wagner*, 114 Md. 322.

The act of 1900, ch. 207, repealed and re-enacted the act of 1888, ch. 395. *Swan v. Kemp*, 97 Md. 691.

See notes to sec. 92.

Ibid. sec. 90. 1888, art. 21, sec. 86. 1884, ch. 238, secs. 1, 2.

94. In all cases where proceedings shall have been or shall be instituted for the renewal of leases for ninety-nine years, renewable forever, which shall have expired, or shall be about to expire, and the court shall have decreed or shall decree the renewal of such leases, such decree shall be sufficient to renew the title of all parties to such leases, their heirs, personal 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and assigns, as the case may be, for another term of ninety-nine years, as fully as if the lease so renewed had been originally made for a length of time equivalent to such renewal term, added to the original term; provided, that no such decree shall bind any person not a party to said suit.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. 92.

See art. 16, sections 108 and 136, and art. 53, sec. 25.

Ibid. sec. 91. 1888, art. 21, sec. 87. 1886, ch. 154.

95. 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