

at the time of such execution; provided, that any such mortgage or assignment of mortgage is in other respects legal and valid; and provided further, that nothing in this section shall effect the rights of any *bona fide* purchaser or creditor without notice, who becomes so prior to April 10, 1914.

This section is the same as article 66, section 30A.

### Miscellaneous.

#### 92.

This section held to have no application to a lease made prior to its adoption, although the lessor's title was perfected by the ratification of a sale in equity and a deed from the trustee after this section went into effect. This section being remedial, should be liberally interpreted against irredeemable leases for long terms. *Poultney v. Emerson*, 117 Md. 656.

To the first note to section 92 on page 520 of volume 1 of the Annotated Code, add "And see *Cochran v. State*, 119 Md. 547."

See section 97.

#### 93.

See section 97.

1914, ch. 371.

97. 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 202\* of the Acts of 1900 of the General Assembly of Maryland, were not intended to apply and do not apply to leases or sub-leases of property leased for business purposes, when such leases or sub-leases contain a clause prohibiting assigning or sub-leasing all or any part or parts of the property leased, without the written consent of the landlord, and where the term of such lease or sub-leases, including all renewals provided for therein, shall not exceed 25 years.

See article 21, sections 92 and 93, and article 53, section 24.

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\*Apparently this was intended to be "207."