

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 deviser, 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 deviser, 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 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. 11 and 12, and notes.

An. Code, sec. 97. 1914, ch. 371. 1922, ch. 384.

99. 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 intended to apply and do not apply to leases or sub-leases of property leased exclusively for business, commercial, manufacturing, mercantile or industrial purposes, as distinguished from residence purposes, where the term of such lease or sub-leases, including all renewals provided for therein, shall not exceed ninety-nine years.

This section has no application where the plaintiff had the right to redeem the rent prior to its passage. *Brager v. Bigham*, 127 Md. 159.

See art. 21, sec. 94 and 95, and art. 53, sec. 25.

An. Code, sec. 98. 1916, ch. 619, sec. 97.

100. In every agreement, written or verbal, for the sale or other disposition of real or leasehold property, it shall be presumed (in the absence of a provision to the contrary) that the parties to such agreement intended that the cost of any internal revenue stamps required under any tax law of the United States of America should be equally shared between the grantor and grantee. This section shall only apply until such time as the proper officers of the United States of America shall determine whether the grantor or the grantee is liable for the cost of such stamps in the State of Maryland; and this section shall not apply between mortgagor and mortgagee.