

to at all, shall be and they are hereby made valid to all intents and purposes, as if said mortgage or assignment of mortgage had been in such matters in full conformity with the law in force 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 Sections 87 and 91 shall affect the rights of any bona fide purchasers or creditors, without notice, who becomes so prior to June 1st, 1935.

Miscellaneous.

94.

Where lessee is entitled to redeem and tenders reversioner the money, former will not be relieved of rent accruing thereafter and before a decree directing conveyance to him, unless he keeps tender good. *Maulsby v. Pag*, 105 Md. 24.

Lessees (even after they assign their interests), can only be relieved of their covenant to pay by redeeming rent under this section. *Baltimore v. Latrobe*, 101 Md. 633.

As to the procedure where reversioner is non-resident and tenant wishes to redeem, see *Holland v. Central Metal, etc., Co.*, 109 Md. 131.

See notes to secs. 95 and 99.

Art. 53, sec. 25, which was substantially the same as this and the following section, has been repealed.

This section referred to in construing sec. 95. *McCrory Stores v. Bennett*, 159 Md. 573.

95.

Lease for ten years, executed in recognition of right of renewal in original lease, containing materially different covenants and made several weeks after expiration of original lease, is not continuance of former lease so that this section applies. See notes to sec. 99. *Silberstein v. Epstein*, 146 Md. 255.

This section applies to leases of buildings, and does not violate the 14th Amendment of Federal Constitution. Purpose of this section. See notes to sec. 99. *Marburg v. Mercantile Bldg. Co.*, 154 Md. 440.

Description of property leased not sufficiently definite to authorize redemption under this section, or specific performance. *Bellevue Club v. Punte*, 148 Md. 594.

Lease for six years, with right of renewal for another period of eight years, and with right of further renewal for period of ten years, held to be a lease for more than fifteen years. It was also held that sec. 99 did not apply to this lease and that it was redeemable at end of five years at capitalization of rent reserved at that time, and since application was made in fourteenth year, then at capitalization of rent at time of application. *Theatrical Corp v. Trust Co.*, 157 Md. 602.

This section held not to apply so as to give right of redemption in case of lease made for eighteen years by testamentary trustee who is without power to sell and convey. *McCrory Stores v. Bennett*, 159 Md. 568.

98.

This section applies to property binding on private as well as public street. *Campeggi v. Wakefield*, 157 Md. 237.

99.

This section has no application where lease made prior to its adoption. *Silberstein v. Epstein*, 146 Md. 256 (*cf.* concurring opinion).

This section does not affect leases made prior to 1914 or 1922 as the case may be; vested rights. See notes to sec. 95. *Marburg v. Mercantile Bldg. Co.*, 154 Md. 440.

See notes to sec. 95.