

(e) *This statute shall apply to all leases whose terms expire after the effective date hereof, even if the lease term commenced before the effective date.*

SEC. 8. *And be it further enacted, That new Sections 44 and 45 be and they are hereby added to Article 53 of said Code (1968 Replacement Volume and 1970 Supplement), title "Landlord and Tenant," to follow immediately after Section 43 thereof and to be under the new subtitle "Miscellaneous," and to read as follows:*

#### *Miscellaneous*

44.

*Any transferee, whether by voluntary conveyance or by operation of law, of the reversion in leased property, or of the rent therein, has the same remedies by entry, action or otherwise, for non-performance 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; and any transferee, whether by voluntary conveyance or by operation of law, of the reversion in leased property shall be subject to the same remedies, by action or otherwise, for non-performance of any agreement contained in the lease, as the original landlord.*

45.

*Where a landlord, having only an estate for life, dies on or before the day upon which the rent that has been earned is payable and where such death terminates the leasehold estate, his personal representative may recover from the tenant the full amount of the rent if death occurs on the day the rent is payable or a proportionate share of the rent if death occurs before such day.*

SEC. 9. *And be it further enacted, That new Section 3A be and it is hereby added to Article 57 of said Code (1968 Replacement Volume), title "Limitations of Actions," to follow immediately after Section 3 thereof, and to read as follows:*

3A.

(a) *No person shall commence an action for the recovery of any corporeal estate in land, leasehold or freehold, or the possession thereof, or make any entry thereon, unless such action is commenced or entry made within twenty years after the right to commence such action or make such entry shall have first accrued to himself or to the person or persons under whom he claims; provided, nevertheless, that if at the time when the right of action or of entry shall have first accrued, the person then entitled to such right of action or of entry shall have been under the age of 21 years or insane, then such person or anyone claiming under him may commence such action or make such entry at any time within ten years after such disability shall have terminated, notwithstanding the aforesaid twenty years has expired.*

(b) *This section does not affect the common law doctrine of prescription as applied to the creation of incorporeal interests in land by adverse use.*

(c) *This statute does not affect the limitation periods set out in Section 145, Article 21, and Section 39J, Article 53 of the Annotated Code of Maryland.*