

conveyance or by operation of law, of the reversion in leased property shall be subject to the same remedies, by action or otherwise, for nonperformance of any agreement contained in the lease, as the original landlord.

8-202. *Remedy upon covenants in case of merger.*

Where the reversion of any land expectant on a lease shall be merged in any other estate, the person entitled to the estate into which such reversion shall have merged shall have the same remedy against the tenant for nonpayment of rent or other forfeiture, or for not performing conditions, covenants or agreements, as the person entitled to the reversion would have had if such reversion had not merged.

8-203. *Grant of Nonpossessory Corporeal Interest.*

*Attornment by tenant unnecessary; payment of rent before notice.*

Any conveyance of a nonpossessory corporeal estate in land shall be valid and effective without the attornment of the tenant in possession, but any payment of rent by the tenant to the grantor of such conveyance prior to actual notice of such conveyance shall be an effective discharge of liability for such rent.

8-204. *No merger by mortgage to landlord.*

There shall be no merger by reason of any conveyance by way of mortgage or assignment of mortgage from the tenant of any property demised for a term of years, to the landlord of such property (whether by original or sublease), and the same rights and remedies shall exist as if the grantee in such conveyance had no other interest or estate in the property than the one thereby conveyed.

8-205. *Payment of rent on death of landlord who is life tenant.*

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.

8-206. *Back rent on renewal of lease.*

Whenever the tenant named in a lease or the assignee of a lease applies to his landlord for a renewal of the lease under a covenant contained in it giving him the right to demand and have such renewal, the landlord shall, in case the tenant cannot produce vouchers or satisfactory evidence showing the payment of the rent accrued for three years next preceding his demand and application, be entitled to demand and recover three years' back rent and no more (in addition to any renewal fine that may be provided for in the lease), before executing or causing to be executed such renewed lease, and the tenant may plead this section in bar of the recovery of any larger or greater amount of rent.

8-207. *Limitation of actions.*

Whenever there has been no demand or payment for more than twenty consecutive years of any specific rent reserved out of a particular property or any part of a particular property under any