

(b) *When the term of a lease is for more than fifteen years, levy shall be made solely on the goods of the tenant or owner of the leasehold interest found on the leased premises, and the goods of any subtenant or of any third party on the leased premises shall not be subject to levy under distress.*

(c) *The goods and chattels and property of the tenant who has paid his rent to the owner of the leasehold estate shall be absolutely exempt from distraint for ground rent if any is due and owing to the ground-rent landlord by the owner of the leasehold estate.*

8-306. *Levied goods in custody of Court.*

*Goods levied upon under distress shall be held thereafter in custodia legis.*

8-307. *Entry under levy; forcible entry; time of levy.*

(a) *In making levy under an action of distress, no forcible entrance shall be made into leased premises occupied and used as a dwelling without a court order. If entry cannot be gained by the levying officer into such premises, the plaintiff may file a verified petition with the court for an order directing forcible entry into the leased premises.*

(b) *Forcible entry may be made for the purpose of levy into any property or buildings other than those specified in subsection (a) above.*

(c) *Levy under an action of distress may be made at any hour of the day or night.*

8-308. *Exemptions from levy; chattels subject to security interest.*

(a) *The following shall be exempt from distress when the property of the tenant:*

(b) *Hand-powered and operated tools used by a tenant in his occupation or livelihood;*

(c) *Law books of an attorney;*

(d) *Hand-operated instruments of a physician or surgeon;*

(e) *Medical books of a physician or surgeon;*

(f) *Files and professional records of an attorney or of a physician or a surgeon;*

(g) *The prior recorded security interest in all chattels in which the tenant has an interest. The landlord in his petition shall certify as to the existence of a recorded security interest in any of the chattels of the tenant. In the case of a recorded conditional contract of sale or chattel mortgage or any other security interest which shall have been recorded prior to the levy under said distraint, the landlord shall either release such property from the distraint proceedings or pay to the holder of such security interest the balance due under such security interest and said balance, if paid by the landlord, shall become a part of the costs in such distraint proceedings; and provided further that such holder of security interest shall render, upon demand by the landlord, a true statement of the*