

arrears, together with full costs, and without proceeding for relief in equity within six calendar months after the execution, the tenant and all other persons claiming and deriving under the said lease shall be barred and foreclosed from all relief or remedy in law or equity other than by appeal for reversal of such judgment, and the landlord shall thenceforth hold the property discharged from the lease. Nothing herein contained shall bar the right of any mortgagee of the lease, or any part thereof, who shall not be in possession, so as such mortgagee shall and do, within six calendar months after such judgment obtained and execution executed, pay all costs and damages sustained by the landlord and perform all the covenants and agreements which, on the part and behalf of the first tenant, are and ought to be performed.

Title IX—Mechanics' Liens

9-101. General Rule

Every building erected and every building repaired, rebuilt or improved to the extent of one fourth of its value shall be subject to a lien for the payment of all debts without regard to the amount thereof, contracted for work done for or about the same, and for materials furnished for or about the same, including the drilling and installation of wells for the purpose of supplying water, the construction or installation of any swimming pools, the sodding, seeding or planting in or about the premises, of any shrubs, trees, plants, flowers or nursery products of any kind or description and the grading, filling, landscaping, and paving thereon. However, no building or the land on which it sits shall be subject to a lien as set forth above, if it shall be proved by evidence that all moneys due for work contracted and materials furnished in repairing or constructing such building has been paid to such persons, firms or corporations who have actually performed the labor, supplied the materials and said building has been conveyed to a bona fide purchaser for value without notice.

9-102. Extent of Lien.

(a) Land.

The said lien shall extend to the land covered by such building and to so much other land immediately adjacent thereto and belonging in like manner to the owner of such building as may be necessary for the ordinary and useful purposes of such building, the quantity and boundaries whereof may be designated in the following manner.

The owner of any land who may be desirous of erecting any building or of contracting with any person for the erection thereof may define in writing the boundaries of the land appurtenant to such building before the commencement thereof and file the boundaries with the clerk of the circuit court for the county, for record. Such designation of boundaries shall be binding upon all persons. In default of such designation of boundaries before the commencement of any building, it shall be lawful for the owner of such land or for any person having a lien upon the same by mortgage, judgment or otherwise, or entitled to a lien by virtue of this title, to apply by petition in writing to the judge of the circuit court for the county to designate the boundaries.