

(2) Nonpayment of rent.]

(A) AT LEAST [[120]] 180 DAYS BEFORE PROPERTY IS SUBJECTED TO A CONDOMINIUM REGIME, THE OWNER SHALL GIVE TO EACH TENANT THEN OCCUPYING ANY PORTION OF THE PROPERTY AS HIS RESIDENCE A NOTICE IN THE FORM SPECIFIED IN SUBSECTION (F) AND SHALL DELIVER A COPY OF THE NOTICE PRIOR TO ENTERING INTO A LEASE TO EACH TENANT WHO THEREAFTER LEASES ANY PORTION OF THE PROPERTY FOR HIS RESIDENCE.

(B) THE NOTICE SHALL BE CONSIDERED TO HAVE BEEN GIVEN TO EACH TENANT IF DELIVERED BY HAND OR [[MAILED, POSTAGE PREPAID,]] [[CERTIFIED MAIL]] MAILED, POSTAGE PREPAID TO THE TENANT'S LAST KNOWN ADDRESS.

(C) A TENANT LEASING ANY PORTION OF THE PROPERTY AS HIS RESIDENCE AT THE TIME THE NOTICE REFERRED TO IN SUBSECTION (A) IS GIVEN TO HIM MAY NOT BE REQUIRED TO VACATE THE PREMISES PRIOR TO THE EXPIRATION OF [[120]] 180 DAYS FROM THE GIVING OF THE NOTICE EXCEPT FOR:

- (1) BREACH OF A COVENANT IN HIS LEASE; OR
- (2) NON-PAYMENT OF RENT.

(D) ANY TENANT LEASING ANY PORTION OF THE PROPERTY AS HIS RESIDENCE AT THE TIME THE NOTICE REFERRED TO IN SUBSECTION (A) IS GIVEN TO HIM AND WHOSE LEASE TERM WOULD ORDINARILY TERMINATE DURING THE [[120]] 180 DAY PERIOD IS ENTITLED TO HAVE THE TERM EXTENDED ON THE SAME TERMS AND CONDITIONS UNTIL THE EXPIRATION OF THE [[120]] 180 DAY PERIOD.

(E) ANY TENANT LEASING ANY PORTION OF THE PROPERTY AS HIS RESIDENCE AT THE TIME THE NOTICE REFERRED TO IN SUBSECTION (A) IS GIVEN TO HIM MAY TERMINATE HIS LEASE, WITHOUT PENALTY FOR TERMINATION~~[[, AT ANY TIME WITHIN 120 DAYS FOLLOWING THE GIVING OF THE NOTICE,]]~~ UPON AT LEAST 30 DAYS' WRITTEN NOTICE TO HIS LANDLORD.

(F) THE NOTICE REFERRED TO IN SUBSECTION (A) SHALL BE SUFFICIENT FOR THE PURPOSES OF THIS SECTION IF IT IS IN SUBSTANTIALLY THE FOLLOWING FORM:

NOTICE OF INTENTION TO
CREATE A CONDOMINIUM
_____ (DATE)

THIS IS TO INFORM YOU THAT THE PREMISES KNOWN AS

MAY BE SUBJECTED TO A CONDOMINIUM REGIME IN ACCORDANCE WITH THE MARYLAND CONDOMINIUM ACT FOLLOWING THE EXPIRATION OF [[120]] 180 DAYS FROM THE DATE OF THIS