

2. WHEN THE LESSOR UNDER A LEASE IS THE OWNER OR AN AFFILIATE OF THE OWNER, AND THE RECEIVER IS PERMITTED BY THE COURT TO AVOID THE LEASE UNDER PARAGRAPH (E)(6), THE RENTAL ESTABLISHED BY THE COURT PURSUANT TO THIS PARAGRAPH TO BE PAID BY THE RECEIVER MAY NOT BE LESS THAN THE AGGREGATE PRINCIPAL AND INTEREST PAYMENTS PAYABLE UNDER ALL MORTGAGES OR SECURITY AGREEMENTS, OR BOTH, WHICH THE RECEIVER DOES NOT HAVE THE RIGHT TO AVOID UNDER PARAGRAPH (E)(6), AFFECTING THE REAL PROPERTY OR GOODS AFFECTED BY THE LEASE.

(F) THE COURT MAY NAME ANY RESPONSIBLE INDIVIDUAL TO ACT AS RECEIVER, EXCEPT ANY STATE OR LOCAL GOVERNMENT EMPLOYEE, OR THE OWNER, ADMINISTRATOR, OR OTHER PERSON OR HIS AGENT WITH A FINANCIAL INTEREST IN THE NURSING HOME.

(G) THE RECEIVER MAY NOT BE LIABLE FOR ANY INJURY TO PERSON OR PROPERTY BY REASON OF THE CONDITION OF THE NURSING HOME. HE SHALL ONLY BE LIABLE FOR ACTS OR OMISSIONS CONSTITUTING NEGLIGENCE IN THE FULFILLMENT OF HIS DUTIES AS RECEIVER.

(H) (1) BEFORE TAKING CHARGE OF THE NURSING HOME, THE RECEIVER SHALL FILE A BOND IN THE COURT IN WHICH THE RECEIVER WAS APPOINTED. THE PENALTY OF THE BOND MAY NOT BE GREATER THAN THE AGGREGATE VALUE OF THE NURSING HOME AND ITS ASSETS. THE RECEIVER SHALL BE ENTITLED TO PAY AND BE ALLOWED THE COST OF THE PREMIUM OF IT OUT OF THE INCOME OF THE NURSING HOME, UNLESS THE COURT DIRECTS OTHERWISE. THE BOND SHALL BE TO THE NURSING HOME.

(2) THE RECEIVER SHALL REPORT TO THE COURT IN THE FORM AND MANNER REQUIRED BY THE COURT.

(3) A RECEIVER APPOINTED PURSUANT TO THIS SUBTITLE SHALL BE ENTITLED TO A REASONABLE RECEIVER'S FEE AS DETERMINED BY THE COURT.

(I) (1) THE OWNER OF A NURSING HOME OR THE RECEIVER MAY PETITION THE COURT TO TERMINATE THE RECEIVERSHIP. THE COURT MAY TERMINATE THE RECEIVERSHIP IF IT FINDS THAT THE NURSING HOME HAS BEEN REHABILITATED SO THAT THE VIOLATIONS COMPLAINED OF NO LONGER EXIST, OR IF THE RECEIVERSHIP WAS INSTITUTED PURSUANT TO SUBSECTION (C)(2) OR (C)(4) OF THIS SECTION, THE ORDERLY TRANSFER OF THE RESIDENTS HAS BEEN COMPLETED AND THE NURSING HOME IS READY TO BE CLOSED. UPON SUCH FINDINGS, THE COURT SHALL TERMINATE THE RECEIVERSHIP AND RETURN THE NURSING HOME TO ITS OWNER.

(2) THE SALE OF THE NURSING HOME OR ANY OF ITS ASSETS MAY NOT TERMINATE THE RECEIVERSHIP.

(3) UNLESS TERMINATED SOONER, A RECEIVERSHIP SHALL AUTOMATICALLY END UPON THE EXPIRATION OF 1 YEAR AFTER THE DATE OF THE ORDER INSTITUTING IT. THE COURT MAY EXTEND THE RECEIVERSHIP FOR UP TO 1 ADDITIONAL YEAR IF THE

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