

the premises prior to the expiration of 180 days from the giving of the notice except for:

- (1) Breach of a covenant in his lease; or
- (2) Nonpayment 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 180-day period is entitled to have the term extended on the same terms and conditions until the expiration of the 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 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.....

.....
HAS BEEN OR may be subjected to a condominium regime in accordance with the Maryland Condominium Act. YOU MAY BE REQUIRED TO VACATE YOUR PREMISES following the expiration of 180 days from the date of this notice.

If you are a tenant in these premises, you are entitled to remain in your leased premises until the expiration of the term of your lease or the 180 day period, whichever is longer, unless you breach a covenant in your lease, or fail to pay your rent. If the term of your lease expires during the 180 day period, you may have it extended, on the same terms and conditions, until the expiration of the 180 day period.

If you are a tenant in these premises, you may terminate your lease upon at least 30 days' prior written notice to your landlord.

(g) A declaration may not be received for record unless there is attached thereto an affirmation of the developer in substantially the following form:

I hereby affirm under penalty of perjury that the notice requirements of section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.