

~~OBTAINING A COMMERCIAL TENANT AND INCLUDES A WRITTEN UNILATERAL OFFER FROM AN OWNER OF COMMERCIAL PROPERTY TO ONE OR MORE BROKERS, INCLUDING THE BROKER CLAIMING A LIEN UNDER THIS SUBTITLE, BUT UNSIGNED BY THE BROKER CLAIMING SUCH LIEN.~~

(G) "COMMERCIAL LEASING COMMISSION" OR "COMMISSION" MEANS THE COMPENSATION PAYABLE BY THE OWNER OF COMMERCIAL PROPERTY TO A BROKER FOR OBTAINING A COMMERCIAL TENANT UNDER A COMMERCIAL LEASING BROKERAGE AGREEMENT.

(H) "LIEN PROPERTY" MEANS THE COMMERCIAL PROPERTY AGAINST WHICH A BROKER'S LIEN IS CLAIMED OR AGAINST WHICH A BROKER'S LIEN HAS ATTACHED UNDER THIS SUBTITLE.

(I) "COMMERCIAL PROPERTY" MEANS LAND, AND ANY IMPROVEMENTS ON THE LAND, USED OR INTENDED TO BE USED FOR A NONRESIDENTIAL PURPOSE.

(J) "COMMERCIAL TENANT" MEANS A TENANT UNDER A COMMERCIAL LEASE.

(K) "OWNER" MEANS THE OWNER OF THE COMMERCIAL PROPERTY.

14-302.

(A) IF A BROKER IS NOT PAID A COMMISSION ACCORDING TO THE TERMS OF A COMMERCIAL LEASING BROKERAGE AGREEMENT, THE BROKER SHALL BE ENTITLED TO A LIEN UNDER THIS SUBTITLE FOR THE UNPAID PORTION OF THE COMMISSION.

(B) (1) A BROKER'S LIEN ESTABLISHED UNDER THIS SUBTITLE SHALL:

(I) SUBJECT TO SUBPARAGRAPH (II) OF THIS PARAGRAPH, HAVE PRIORITY OVER ALL LIENS OF EVERY KIND PERFECTED AGAINST THE LIEN PROPERTY AFTER THE ISSUANCE OF AN INTERLOCUTORY ORDER OR THE FINAL ORDER OF THE COURT UNDER § 14-305 OF THIS SUBTITLE;

(II) BE SUBORDINATE TO A MECHANICS' LIEN ESTABLISHED UNDER TITLE 9 OF THIS ARTICLE, AND PERFECTED SUBSEQUENT TO THE BROKER'S LIEN IF THE MECHANICS' LIEN RELATES BACK TO A DATE WHEN WORK WAS PERFORMED OR MATERIALS WERE FURNISHED AND THAT DATE IS PRIOR TO THE ISSUANCE OF AN INTERLOCUTORY ORDER OR THE FINAL ORDER OF THE COURT UNDER § 14-305 OF THIS SUBTITLE;

(III) BE SUBORDINATE TO ALL LIENS PERFECTED PRIOR TO THE ISSUANCE OF AN INTERLOCUTORY ORDER OR THE FINAL ORDER OF THE COURT UNDER § 14-305 OF THIS SUBTITLE, NOTWITHSTANDING THAT THE HOLDER OF A PRIOR PERFECTED LIEN HAD KNOWLEDGE OF THE BROKER'S UNFILED COMMISSION CLAIM AT THE TIME OF PERFECTION; AND

(IV) BE SUBORDINATE TO ALL OTHER LIENS WHICH ARE OTHERWISE PARAMOUNT TO THE BROKER'S LIEN BY OPERATION OF LAW.