

(2) THE AMOUNT TO BE DISBURSED TO SATISFY EACH BROKER'S LIEN ESTABLISHED UNDER THIS SUBTITLE SHALL BEAR THE SAME PROPORTION TO THAT FUND AS THE AMOUNT OF EACH BROKER'S LIEN BEARS TO THE TOTAL AMOUNT SECURED BY ALL BROKER'S LIENS, WITHOUT REGARD TO PRIORITY AMONG THE BROKER'S LIENS.

14-308.

(A) A BROKER'S LIEN ESTABLISHED UNDER THIS SUBTITLE MAY BE ENFORCED TO THE SAME EXTENT AS A JUDGMENT UNDER THE MARYLAND RULES, INCLUDING A JUDICIAL SALE OF THE LIEN PROPERTY TO SATISFY THE AMOUNT OF THE BROKER'S LIEN.

(B) (1) THE RIGHT TO ENFORCE ANY BROKER'S LIEN UNDER THIS SUBTITLE EXPIRES AT THE END OF 1 YEAR FROM THE DAY ON WHICH THE PETITION TO ESTABLISH THE BROKER'S LIEN WAS FIRST FILED.

(2) DURING THE 1-YEAR PERIOD THE CLAIMANT MAY FILE A PETITION IN THE BROKER'S LIEN PROCEEDINGS TO ENFORCE THE LIEN OR TO EXECUTE ON ANY BOND GIVEN TO OBTAIN A RELEASE OF THE LIEN PROPERTY FROM THE BROKER'S LIEN.

(3) IF A PETITION TO ENFORCE THE LIEN IS FILED WITHIN THE 1-YEAR PERIOD, THE RIGHT TO A BROKER'S LIEN OR THE BROKER'S LIEN, OR ANY BOND GIVEN TO OBTAIN A RELEASE OF THE BROKER'S LIEN, SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL THE CONCLUSION OF THE ENFORCEMENT PROCEEDINGS AND AFTER THE CONCLUSION OF THE ENFORCEMENT PROCEEDINGS IN ACCORDANCE WITH THE DECREE ENTERED IN THE CASE.

14-309.

NOTHING IN THIS SUBTITLE AFFECTS THE RIGHT OF ANY BROKER, TO WHOM A COMMERCIAL LEASING COMMISSION IS DUE AND PAYABLE UNDER A COMMERCIAL LEASING BROKERAGE AGREEMENT, TO MAINTAIN ANY PERSONAL ACTION AGAINST THE OWNER OF COMMERCIAL PROPERTY OR ANY OTHER PERSON FOR THE COMMISSION DUE AND PAYABLE.

14-310.

(A) THIS LAW IS REMEDIAL AND SHALL BE SO CONSTRUED TO GIVE EFFECT TO ITS PURPOSE.

(B) (1) ANY AMENDMENT SHALL BE MADE IN THE PROCEEDINGS, COMMENCING WITH THE CLAIM OR BROKER'S LIEN TO BE FILED AND EXTENDING TO ALL SUBSEQUENT PROCEEDINGS, AS MAY BE NECESSARY OR PROPER.

(2) THE AMOUNT OF THE CLAIM OR BROKER'S LIEN FILED MAY NOT BE ENLARGED BY AMENDMENT.