

8-106.

If a landlord, having only an estate for life, dies on or before the day on which the rent that has been earned is payable and [his] THE LANDLORD'S death terminates the leasehold estate, [his] THE LANDLORD'S personal representative may recover from the tenant the full amount of the rent if death occurs on the day the rent is payable or a proportionate share of the rent if death occurs before this day.

8-107.

If there is no demand or payment for more than 20 consecutive years of any specific rent reserved out of a particular property or any part of a particular property under any form of lease, the rent conclusively is presumed to be extinguished and the landlord may not set up any claim for the rent or to the reversion in the property out of which it issued. The landlord also may not institute any suit, action, or proceeding to recover the rent or the property. However, if the landlord is under any legal disability when the period of 20 years of nondemand or nonpayment expires, [he] THE LANDLORD has two years after the removal of the disability within which to assert [his] THE LANDLORD'S rights.

8-109.

Uninterrupted possession for 12 months after the expiration of the lease containing a covenant for perpetual renewal of all or part of the leased premises by the tenant or any person claiming under [him] THE TENANT operates as a renewal with respect to the entire premises. It conclusively is presumed in reference to the whole or any part of the leased premises, of which possession is retained, and in favor of the tenant or of the person claiming under [him] THE TENANT, that a new lease of the whole of the leased premises was executed prior to the expiration of the lease by the landlord named in it, or by the person rightfully claiming under the landlord, to the tenant, or the person rightfully claiming under the tenant for the additional term under the rent and on the covenants, conditions, and stipulations as were provided in the lease.

8-111.

If a tenant named in a lease or an assignee of a lease applies to [his] THE TENANT'S landlord for a renewal under a covenant in the lease giving [him] THE TENANT the right to renewal, and if the tenant cannot produce vouchers or satisfactory evidence showing payment of rent accrued for three years next preceding [his] THE LANDLORD'S demand and application, the landlord, before executing the renewal of the lease or causing it to be executed, is entitled to demand and recover not more than three years' back rent, in addition to any renewal fine that may be provided for in the lease. The tenant may plead this section in bar of the recovery of any larger amount of rent.

8-113.

A covenant or promise by the tenant to leave, restore, surrender, or yield the leased premises in good repair does not bind [him] THE TENANT to erect any similar building or pay for any building destroyed by fire or otherwise without negligence or fault on [his] THE TENANT'S part.