(2) 45 days after the lease contract becomes enforceable.

[(g)] (F) Subsection [(f)] (E) does not apply if the advance is made pursuant to a commitment entered into without knowledge of the lease and before the expiration of the 45–day period.

9–326.

(a) Subject to subsection (b), a security interest created by a new debtor which is perfected by a filed financing statement that is effective solely under § 9–508 in collateral in which a new debtor has or acquires rights is subordinate to a security interest in the same collateral which is perfected [by another method] OTHER THAN BY A FILED FINANCING STATEMENT THAT IS EFFECTIVE SOLELY UNDER § 9–508 OF THIS TITLE.

(b) [If more than one security interest in the same collateral is subordinate under subsection (a), the] THE other provisions of this subtitle determine the priority among [the subordinated] CONFLICTING security interests IN THE SAME COLLATERAL PERFECTED BY FILED FINANCING STATEMENTS THAT ARE EFFECTIVE SOLELY UNDER § 9–508 OF THIS TITLE. HOWEVER, IF THE SECURITY AGREEMENTS TO WHICH A NEW DEBTOR BECAME BOUND AS DEBTOR WERE NOT ENTERED INTO BY THE SAME ORIGINAL DEBTOR, THE CONFLICTING SECURITY INTERESTS RANK ACCORDING TO PRIORITY IN TIME OF THE NEW DEBTOR'S HAVING BECOME BOUND.

9–331.

(a) This title does not limit the rights of a holder in due course of a negotiable instrument, a holder to which a negotiable document of title has been duly negotiated, or a protected purchaser of a security. These holders or purchasers take priority over an earlier security interest, even if perfected, to the extent provided in Titles 3, 7, and 8 of this article.

(b) This title does not limit the rights of or impose liability on a person to the extent that the person is protected against the assertion of [an adverse] A claim under Title 8 of this article.

(c) Filing under this title does not constitute notice of a claim or defense to the holders, or purchasers, or persons described in subsections (a) and (b).

9–334.

(f) A security interest in fixtures, whether or not perfected, has priority over a conflicting interest of an encumbrancer or owner of the real property if:

(1) The encumbrancer or owner has, in an authenticated record, consented to the security interest or disclaimed an interest in the goods as fixtures; or

(2) The debtor has a right to remove the goods as against the encumbrancer or owner.

(g) The priority of the security interest under subsection [(f)] (F)(2) continues for a reasonable time if the debtor's right to remove the goods as against the encumbrancer or owner terminates.