

~~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, the landlord has two years after the removal of the disability within which to assert the landlord's rights.~~

~~(B) (1) (i) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED:~~

~~(ii) "GROUND LEASE" MEANS A RESIDENTIAL LEASE OR SUBLEASE IN EFFECT ON OR AFTER OCTOBER 1, 2007, THAT HAS AN INITIAL TERM OF 99 YEARS RENEWABLE FOREVER AND IS SUBJECT TO THE PAYMENT OF AN ANNUAL GROUND RENT.~~

~~(iii) "GROUND RENT" MEANS A RENT ISSUING OUT OF, OR COLLECTIBLE IN CONNECTION WITH, THE REVERSION IN FEE SIMPLE RESERVED IN A GROUND LEASE.~~

~~(iv) "LANDLORD" MEANS THE HOLDER OF THE REVERSIONARY INTEREST UNDER A GROUND LEASE.~~

~~(v) "TENANT" MEANS THE HOLDER OF THE LEASEHOLD INTEREST UNDER A GROUND LEASE.~~

~~(2) EXCEPT AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION, IF THERE IS NO DEMAND OR PAYMENT FOR MORE THAN 3 CONSECUTIVE YEARS OF ANY SPECIFIC GROUND RENT RESERVED OUT OF A PARTICULAR PROPERTY UNDER A GROUND LEASE:~~

~~(i) THE GROUND RENT IS EXTINGUISHED AND THE LANDLORD MAY NOT SET UP ANY CLAIM FOR THE GROUND RENT OR TO THE REVERSION IN THE PROPERTY OUT OF WHICH THE GROUND RENT ISSUED; AND~~

~~(ii) THE LANDLORD MAY NOT INSTITUTE ANY SUIT, ACTION, OR PROCEEDING AGAINST THE TENANT TO RECOVER THE GROUND RENT OR THE PROPERTY.~~

~~(3) IF THE LANDLORD IS UNDER ANY LEGAL DISABILITY WHEN THE PERIOD OF 3 YEARS OF NONDEMAND AND NONPAYMENT EXPIRES, THE LANDLORD HAS 2 YEARS AFTER THE REMOVAL OF THE DISABILITY WITHIN WHICH TO ASSERT THE LANDLORD'S RIGHTS.~~