

(2) THIS SECTION DOES NOT AFFECT THE RIGHT OF A GROUND LEASE HOLDER TO BRING A CIVIL ACTION AGAINST THE LEASEHOLD TENANT SEEKING A MONEY JUDGMENT FOR THE AMOUNT OF THE PAST DUE GROUND RENT.

~~(C)~~ (D) SUBJECT TO §§ 8-111 AND 8-111.1 OF THIS ARTICLE, IF A GROUND RENT IS AT LEAST UNPAID 6 MONTHS IN-ARREARS AFTER ITS DUE DATE, THE ~~LANDLORD~~ GROUND LEASE HOLDER MAY OBTAIN A LIEN UNDER THIS SECTION IN THE AMOUNT OF THE GROUND RENT DUE.

~~(D)~~ (E) (1) A ~~LANDLORD~~ GROUND LEASE HOLDER SEEKING TO CREATE A LIEN UNDER THIS SECTION SHALL GIVE WRITTEN NOTICE TO ~~THE~~:

(I) THE LEASEHOLD TENANT AGAINST WHOSE PROPERTY THE LIEN IS INTENDED TO BE IMPOSED; AND

(II) EACH MORTGAGEE OR TRUSTEE OF THE PROPERTY WHOSE LIEN IS ON RECORD.

(2) (I) NOTICE UNDER THIS SUBSECTION SHALL BE SERVED ON THE LEASEHOLD TENANT BY:

~~(A)~~ 1. CERTIFIED MAIL, RETURN RECEIPT REQUESTED, ADDRESSED TO THE LEASEHOLD TENANT OR THE LEASEHOLD TENANT'S SUCCESSOR IN INTEREST AT THE INDIVIDUAL'S CURRENT ADDRESS; OR

2. PERSONAL DELIVERY TO THE LEASEHOLD TENANT OR THE LEASEHOLD TENANT'S SUCCESSOR IN INTEREST; ~~AND~~

~~(H) POSTING NOTICE IN A CONSPICUOUS MANNER ON THE PROPERTY.~~

(II) IF THE GROUND LEASE HOLDER IS UNABLE TO SERVE THE LEASEHOLD TENANT UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH, NOTICE UNDER THIS SUBSECTION SHALL BE GIVEN BY:

1. MAILING THE NOTICE TO THE LEASEHOLD TENANT'S LAST KNOWN ADDRESS; AND

2. POSTING THE NOTICE IN A CONSPICUOUS MANNER ON THE PROPERTY ON THE DOOR OR OTHER FRONT PART OF THE PROPERTY BY THE GROUND LEASE HOLDER IN THE PRESENCE OF A COMPETENT WITNESS.