

# MAINE STATE LEGISLATURE

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ONE HUNDRED AND FIRST LEGISLATURE

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Legislative Document

No. 1367

H. P. 933

House of Representatives, February 13, 1963

Referred to Committee on Legal Affairs. Sent up for concurrence and ordered printed.

HARVEY R. PEASE, Clerk

Presented by Mr. Pease of Wiscasset.

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STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SIXTY-THREE

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AN ACT Relating to Recording of a Memorandum of Lease of Real Estate.

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Be it enacted by the People of the State of Maine, as follows:

**R. S., c. 168, § 14, amended.** Section 14 of chapter 168 of the Revised Statutes is amended by adding at the end, a new paragraph, to read as follows:

‘A memorandum of lease may be recorded in lieu of a lease, and if said memorandum is so recorded, said lease shall be considered recorded for all purposes. Said memorandum shall be executed and acknowledged by one of the lessees or one of the lessors, shall describe all the parties to the lease, shall contain a description of the property leased, shall state the date of the lease, shall state the term of the lease, shall describe any provisions related to renewals or extensions, whether optional or automatic, shall describe any provisions relating to options to purchase or the transfer of title, and shall state that it is a memorandum of lease of real estate, but need not describe any provisions relating to rent, price or other consideration. Said memorandum may describe or contain any other material contained in the lease. The recording of said memorandum shall make effective all the terms of the lease including specifically without limiting the generality of the foregoing, all provisions relating to rental, price, considerations and default, as effectively as if said lease had been recorded in full. Nothing herein contained shall be deemed to affect the validity of the recordation of an abstract, memorandum or statement of lease prior to the enactment hereof, but any such abstract, memorandum or statement of lease recorded prior to the enactment hereof shall be deemed to be and meet all the requirements of a memorandum of lease made and recorded hereunder if it reasonably describes the parties to the lease and contains a reasonable description of the leased property.’