



**Landlord's share of Marriage  
Value**

Val. Tenant's interest new long lease			£235,000	
Val. l/lord's interest after reversion of new lease			£144	
			<u>£235,144</u>	
<b>Less</b>				
Val. tenant's interest existing lease	Relativity	78.30%	£185,845	
Val. l/lord's interest existing lease			<u>£13,739</u>	
			<u>£199,584</u>	
			<u>£35,560</u>	
Marriage Value at Compensation	50%			<b>£17,780</b>
				<u>£0</u>
<b>PREMIUM</b>				<b>£31,375</b>
<b>Say</b>				<b>£31,400</b>