

13-707. Entire taking of leasehold; damages to tenant.

In this case, the taking of the property resulted in the termination of the lease.

The tenant is entitled to recover money damages for the total of the following:

(1) The value, at the time of taking, of all improvements and fixtures owned by the tenant which have been taken; and

(2) The fair rental value of the remaining term of the lease, less the total rent due the landlord for the same term, discounted to present value, as of the date of taking.

USE NOTE

When this instruction is given, it is not necessary to use UJI 13-703.

UJI 13-712 should be used with this instruction.