Toy corpus

This is the house that Jack built.

This is the malt

That lay in the house that Jack built.

This is the rat,

That ate the malt

That lay in the house that Jack built.

This is the cat,

That killed the rat,

That ate the malt

That lay in the house that Jack built.

bigrams

$$p(Jack \mid that) = \frac{c(that Jack)}{c(that...)} = \frac{4}{10}$$