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(2) The Lessee, at the time of such termination, or prior thereto, shall not have erected upon said adjoining parcel of land a store or other building of substantial construction adapted to commercial and allied purposes as provided in the aforementioned lease of said adjoining premises, then the Lessee shall pay to the Lessor three-fourths (3/4) of the estimated value of said service station at the time of said termination.

(d) For the purposes of this Paragraph 13

(1) Termination of this lease by the Lessor between January 1, 1963, and January 1, 1964, for failure of the Lessee to construct upon the leased premises a part of said office building as provided in Paragraph 11 hereof shall be considered as a termination prior to January 1, 1963; and

(2) Termination by the Lessor between January 1, 1963, and January 1, 1964, of the aforementioned lease by the Lessor to the Lessee of said adjoining parcel of land for failure of the Lessee to erect upon said adjoining premises a store or other building of substantial construction adapted to commercial and allied purposes as provided in Paragraph 11 of said aforementioned lease shall be considered as a termination prior to January 1, 1963.

Q.S. p 70  
R.H.A.