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(a) If prior to January 1, 1963, both this lease and the aforementioned lease by the Lessor to the Lessee of the adjoining parcel of land are terminated contemporaneously by the Lessor for any cause, and

(1) The Lessee, at the time of such termination, or prior thereto, shall have erected on said adjoining parcel of land a part of an office building as provided in the aforementioned lease of said adjoining premises and shall have erected upon the premises hereby leased a part of said store or other building of substantial construction adapted to commercial and allied purposes as provided herein, then the Lessor shall be entitled to no compensation whatsoever for the removal or destruction of said service station; or

(2) The Lessee, at the time of such termination, or prior thereto, shall have erected on said adjoining parcel of land a part of an office building as provided in the aforementioned lease of said adjoining premises but shall not have erected upon the premises hereby leased a part of said store or other building of substantial construction adapted to commercial and allied purposes as provided herein, 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; or

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R.H.A.