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1992, and increasing one (1%) per cent on July 1
in each year thereafter to

(d) Sixty (60%) per cent thereof on July 1,
2012, and increasing one (1%) per cent on July 1
in each year thereafter to

(e) Eighty (80%) per cent thereof on July 1,
2032, and increasing one (1%) per cent on July 1
in each year thereafter.

13. BUILDINGS NOW ON PREMISES: A motor fuel service station is now standing partly on the premises hereby leased and partly on another parcel of land adjoining and lying South of the premises hereby leased; said other parcel of land has a frontage on said North Main Street of sixty (60') feet and has been leased for the identical term hereof by the Lessor to the Lessee contemporaneously with this lease. Permission is hereby granted to the Lessee, without compensation to the Lessor except as hereinafter provided in this Paragraph 13, to remove or destroy all or any part of said service station and any other improvements either on the premises hereby leased or on said adjoining parcel, and after said removal or destruction the materials in said service station and any other improvements so removed shall be the property of the Lessee, except the pumps, tanks, fixtures and other appliances and equipment used in connection with the operation of said service station which are the property of the tenant now in possession of the premises, to whom the same shall be delivered by the Lessor.

If said service station or any substantial part thereof is so removed or destroyed by the Lessee or by fire or other casualty now included within the insurance coverage known as "extended coverage" and not restored by the Lessee, then, with respect to compensation to the Lessor for such removal or destruction of said service station, it is agreed in the alternative as follows:

J.B.P. 16
P.H.A.