

(3) The Lessee, at the time of such termination, or prior thereto, shall not 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 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 one-fourth (1/4) of the estimated value of said service station at the time of said termination; or

(4) The Lessee, at the time of such termination, or prior thereto, shall not 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 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 the estimated value of said service station at the time of said termination.

(b) If prior to January 1, 1963, this lease is terminated by the Lessor for any cause and not at the same time as any termination of the aforementioned lease by the Lessor to the Lessee of said adjoining parcel of land, and

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