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(1) The Lessee, at the time of such termination, or prior thereto, shall have erected on the premises hereby leased a part of said office building as herein provided, then the Lessor shall be entitled to no compensation for the removal or destruction of said service station in respect to the premises hereby leased; or

(2) The Lessee, at the time of such termination, or prior thereto, shall not have erected on the premises hereby leased a part of said office building as herein provided, 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.

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

(1) The Lessee, at the time of such termination, or prior thereto, shall 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 Lessor shall be entitled to no compensation for the removal or destruction of said service station in respect to said adjoining premises; or

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R.H.A.