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marketability of title shall be directed to Seller on or before the 10th day of September, 1970, and in the event title is not found to be marketable Purchaser shall have the following options to which Seller agrees:

(a) Upon demand of Purchaser, Seller shall quiet title in and to the above real estate or to any part thereof the title to which is found to be unmarketable and to do all other things and matters necessary to make the said title acceptable as marketable by the Purchaser;

(b) Rescind this agreement by restoring each party to original positions in which event Purchaser shall restore possession of said real estate and premises unto the Seller and Seller shall restore unto Purchaser all moneys paid hereunder;

(c) In event Purchaser shall find title as held by Seller to be marketable, Purchaser shall notify Seller of Purchaser's acceptance of title on or before the 15th day of September, 1970;

9.

Seller agrees that Purchaser may, at the option of Purchaser, convert to a gas-burning furnace the certain coal-burning furnace now present and situate on the premises and in that event Seller agrees to pay all conversion charges over and above the sum of FOUR HUNDRED DOLLARS (\$400.00);

10.

Time is of the essence of this agreement and Purchaser shall make all payments promptly as herein provided; it is expressly