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Dear Uncle Henry:

I have seen Mr. Duncan of the McHenry Coal Co. several times, and still believe there is a chance of putting him in our house. I was talking to Mr. Buchanan yesterday and he said, after talking to Mr. Duncan, that he believes we can make the following arrangement:

I submit it to you because of the large outlay to make at once; and although you told me to go ahead, I do not feel that I ought to make an arrangement to spend so much without putting it before you.

As you know, the McHenry Coal Co. want a vault. Now, Mr. Buchanan says that he believes Mr. Duncan would take the house if we would put in the vault and make other repairs in front and back, which will cost, in all, about five hundred (500) dollars, possibly more. The McHenry Coal Co. to take the house for five years and to pay twelve hundred (1200) dollars a year, plus one-fifth of the cost of the improvements, whatever they may be, thus insuring to you \$1200.00 a year rent, and a return in the five years of the total cost of the improvements put on the house. Say, for instance, that the improvements were \$500.00; he would pay \$1200. plus 1/5 of the cost of the improvements, \$100.00, or a total of \$1300.00 a year.

If you are willing to put this much into the house and get it back in this way, please let me know at once, as they will want to go in by the 1st of April and these improvements must be made before that time.

Very truly yours,

R. A. McDowell