

3/30/51

TO ALL TENANTS:

I am sending this letter to all people who rent houses belonging to the Inland Steel Company. The letter is written with great reluctance, but the heavy operating loss each month in our Rent Account makes it necessary hereafter for the Company to strictly follow the terms of the house lease.

Paragraph "Second" of the standard form of house lease provides in part that the Lessee shall "x x x x make no changes or alterations in the premises without the consent in writing of the Lessor," and that he shall "preserve and maintain the improvements thereon, including the plumbing, gas, water and electric fixtures, appliances and connections in as good repair as when received by him, fair wear and tear excepted x x x x and not to keep or allow to be kept any hogs, cows or poultry on or within the premises."

For sometime, the Inland Steel Company has made no charges for the replacement of window glass in the houses, as well as for repairs to plumbing, gas, water and electric fixtures not caused by "fair wear and tear."

Because of the loss in operation, resulting from increases in cost of labor and materials, it will be necessary, effective at once, for us to charge the tenants the actual cost of making the repairs referred to above when not the result of "fair wear and tear." Charges will also be made to the tenants for the cost of installing and hooking up gas heaters, adjusting gas stoves, thawing out frozen pipes, etc.