

Dec . 6, 1923.

My dear Mrs. Lundstrom:-

Your letter to Mr. Harvey regarding our proposition about the house, came while I was in Denver last week. And as there are a number of things I wish to explain to you further, I am writing to you direct rather than through Mr. Harvey. I am not interested in a long lease on this place unless I can have some alterations. You may not know that my father has for some six years now been doing most beautiful cabinet work. Because of his profession and his relations with dealers in supplies and his own knowledge regarding building, he can have the following changes made in the house at about one third of the cost that would be charged by any contractor.

If you are still not willing to let us do this, we will take the place for another year until we can find some other place which will meet our needs. In the event of our taking it for another year, there are several things which will have to be done. First we must have some sort of a pantry. I doubt if have you have lived in this house through a winter, or you would realize that it means taking everything freezable out of the icebox on the back

Judge of the Supreme Court for the Term of Ten Years.		Vote for One.	
JOHN CAMPBELL			
REES D. REES			
Governor.		Vote for One.	
CLIFFORD C. PARKS			
PHILIP B. STEWART			
Lieutenant Governor.		Vote for One.	
EZRA T. ELLIOTT			
ROBERT G. DAVENPORT			
Secretary of State.		Vote for One.	
JOHN E. RAMER			
Auditor of State.		Vote for One.	
BENJAMIN C. CATREN, JR.			
ARTHUR F. MALCOM			
District Attorney, 4th Judicial District.		Vote for One.	
WILLIS L. STRACHAN			
EDWARD J. BOUGHTON			
DUNBAR F. CARPENTER			
State Senator, 3rd Senatorial District.		Vote for One.	
JOHN E. ROBINSON			
WILLIAM C. ROBINSON			
Representatives in the 19th General Assembly for the County of El Paso.		Vote for Three.	
FRANK F. WULFF			
BURKE POTTER			
SIMEON J. DUNBAR			
CURT P. GOERKE			
"Pledged to vote for People's choice for United States Senator."			
WARREN M. PIERSONS			
"Pledged to vote for People's choice for United States Senator."			
THOMAS E. THOMAS			
County Assessor.		Vote for One.	
F. A. PERKINS			
LAWSON SUMNER			
County Superintendent of Schools.		Vote for One.	
MINNIE L. MCCALL			
LAURA A. LEECH			
ARTHUR J. YEOMANS			
County Surveyor.		Vote for One.	
CLARENCE O. FORD			
E. A. SAWYER			
County Coroner.		Vote for One.	
DAVID F. LAW			
THOS. N. CHAPMAN			
LEONARD JACKSON			
County Commissioner, 2nd Commissioner's District.		Vote for One.	
W. T. KENNEDY			
W. T. RODNEY			
F. E. TORBIT			
Precinct Committeewoman.		Vote for One.	
MRS. A. A. MICHELS			
MRS. LULU WHITNEY			

porch and bringing it into the kitchen over night. This constant going in and out is not only a great nuisance but injurious to one's health in the winter. I have had a cold now for some weeks during a recent cold spell, which I cannot get rid of, because of this going out of a hot room into the cold of out of doors. Another thing that I must have is a front door bell. Then the biggest item is the fence between the places. We like our neighbors very much but with three children on one side of us and two on the other, there is no privacy whatever that we can enjoy.

What I wish to point out to you is this: that the cost of doing these things to you if you have them done will cost considerably over one hundred dollars. Added to this the possible loss of one winters renting, and your income would not be what we offer you in a five year lease at \$500. a year and we do the alterations, these mentioned as well as others which would greatly improve your house.

A recently remodeled house on the other side of your big house rents for \$50.00, a month and is far more up to date than this in every respect. Another item for you to consider is the fact that houses do not rent here the way they used to, especially in the summer. People now days come in a car, spend a week, and move on, whereas they used to spend the summer.

In the fall we had a long talk with Archie Bell about this place. It was he who named the price of \$4000.00 on this place, to be paid \$100. a month, which we offered you as we understood the place was for sale. While this figure is a bit high for the value of the property according to the valuation by a local investment house, we were willing to pay it as we could only do so on the monthly plan.

But I do want you to reconsider our five year lease plan. While the rent is \$41.75 a month to you, remember that we do all the changes including the fence, pantry, and other small items, and as far as I can see this should be clear profit to you, and an insured profit for five years. I know from experience myself that it is better to take a long lease at a little lower rent than to run the risk of a few months of no rent at all which quickly eat up the difference.

The plans I have drawn for the changes will only improve the house, and I hope you will reconsider. When the fence goes up it will be necessary to change the road to the garage as that at present we have to turn around on the Kerney's property.

I hope that this will find you well. I think of you often and remember the good times I have had in your house when you lived here. There have been many changes, and sad changes in Colorado Springs since

Most sincerely yours,

With kindest regards, I am

You left here, and many newcomers, new buildings and other things.