

[* Did you get a letter from me ordering a few small things - have you collected the draft on Mr Page *]

Houston Aug 19th 1866

Friend Rice
New York

Dear Sir

I received

yours of the 3d & 5th and was pleased to hear from you and contents noticed and according to your request I here enclose to you a statement of collections and Disbursements. And hope you will find satisfactory, as regards Handelin & Pery, they are still in your House. I had no idea of releasing them from their obligation for I intended if they should leave the House they should release it - that I did not intend to have anything to do with it until the expiration of their lease -

I am better posted in business matters then to release them now as regards Captain Denny - I [crossed out]

knew nothing about his leaving the rooms, until I received a note that he had done so; I still have his lease. I called upon him a few days since and told him that if he thought he was not able to pay \$40.00 for the rooms from this time on that he could have them for \$30.00 by his paying punctual so he moved in them again yesterday. he has not paid anything since you left except the draft you gave Wells, he does not however feel disposed to pay any rents since he moved out which is exactly

one month. He promises to
pay me in a few days for
the coming months rent
he is certainly a slow [[wash?]]
I have a nother hard case
who by the by I visit tri weekly
regularly and that is Mr
Haligan, he is now behind [[hard?]]
2 months I hardly know what
to do with him, he still promises

to pay every day. You will notice
from the dates in my statement that
your tennants have been very backward
in paying up their rents. The truth
is the times have changed a considerably
as regards money matters now those
it was Six months ago I scarcely called
upon them over twice after [crossed out] before they
paid now I have to called upon
the best of them from 5 to 20 times
before I get it, the fact is money
is getting scarce and little or
no business, I settled at last with
Reichmans yester day. his excuse
from time to time for not settling
was that the carpenter had not
finished ceiling, and then after
the ceiling was done he had not
got the carpenters bill, had got
out of patiance, and so I
measured the work my self as
I am about as good a hand
at that business as any body
and the result was that your
proposition amounted to \$62.62 this
being one half of the cost ---