

Highland Kansas T. July 23, 1857

This agreement made and concluded at the date of this instrument, between the Highland Iron Company by John Bayless Trustee of said Company of first part; And D. S. Chapton & John Bayless of the second part, and is as follows to wit: The said party of the first part; agrees to & with the said parties of the second part, to give them the job of building ~~a~~ a Brick Hotel on the Town of Highland, near the place where the bricks are being laid. The Bricks to be furnished on the ground by the party of the first part; The building to be of the size of 28 feet wide by 55 feet long on Main Street. Two stories high; The lower story, 9 1/2 feet high between joints, & the upper one, 8 feet do. All the materials, to be furnished by the parties of the second part, with the exception of the Brick. The foundation of said Building to be of Stone of suitable width & thickness to support the same, the whole to be laid in lime & sand, & in a substantial manner. The foundation to be dug out & laid at least 18 inches below the surface of the ground. That part of the wall above the surface of the ground to be faced at least 3 inches on an average above the surface of the ground.

The Brick walls of Saice Building to be
Twenty feet high, with a partition wall
running lengthwise of the building up to the
top of the second story. The building to be
finished off with white pine flooring; doors
casings windows &c. White pine shingles for the
Roof. There is to be a Kitchen 16 by 18 feet
to be built on the South west corner of
the building ~~the~~ with a cellar of the whole
size of ~~the~~ to be walled with stone & ~~the~~
the walls of brick 14 feet high, ^{within eight inches of} as high as the
rest of ~~the~~ the walls of ~~the~~ the wall of ^{the} Kitchen
to be of brick 14 feet high, the whole to be
finished off in the manner indicated by a plan &
draft made by D. S. Chapson, with the exception
of the painting & bathing & plastering; And for the
building and completing; Saice building with the
above exceptions of bathing & plastering & painting; &
furnishing the material with the exception of the
brick on the ground. The party of the first part
agrees to pay to the said parties, of the second part
the sum of three thousand dollars; the money to
be paid from time to ~~time~~ time as the work
progresses; And whatever balance remains due
after the completion of the work; to be paid
by said party of the first part; by draft on
the Treasurer of said Company.

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And it is the Express agreement of the
the parties, to this agreement that the whole
of the work to be done, and the material to
be furnished is to be of good material; and
and the work to be done; is to be done in
a workmanlike manner. The whole of the work
to be done if practicable this fall, but if due
diligence is used in urging the work
forward, by the parties contracting to do
this work, no advantage is to be taken on
account of the failure; until the middle of
March to complete the work. There is to
be a Brick Courtyard in front & rear of the building
The kitchen is to have a door below into the main
Building & an outside door facing the East; and
a buttery & stairway to the Chamber, which is
to contain two Bed rooms & and a bellerway &
stairway to the cellar; with two two windows; below
and two above; There is to be all necessary arrangements
made for the putting up of Stoves, And the
flues for Chimneys & bricks for stone pipes are
to be put in wherever it is necessary.

Witness

J. Watkins

John Bayless prest of J. Com
D. S. Chapson
John Bayless