

GRAVITT TIRE & HOME SUPPLY
916 Massachusetts St.
Lawrence, Kansas
November 6, 1950

Mr. L. A. McNalley
Minneapolis, Kansas

Dear Mr. McNalley:

We have your letter of November 1 in reference to the building which we now occupy.

We are happy to know you would consider renting to us for another three-year period. However, there are a few things I do not understand as to the repairs or improvements that would be necessary.

Perhaps you have in mind a permanent wall separating our part of the store from the jewelry store. This would be necessary under a lease of this type. It will also be necessary to install electric wiring for the jewelry store, as this current now comes through our meter. The fluorescent fixtures in the jewelry store belong to me; also the plumbing equipment at the top of the stairs that go into the basement on my side of the store.

If I am to use the basement on the south side, it would be necessary to make a new entrance, also to install a floor of some kind, as we could not think of using it as it is.

It is very interesting to note the variation in the amount of rent that you consider and the amount that Mr. Simons had considered. I can't see why a change in ownership should make it worth so much more. I am not in position at this moment to say whether or not we can afford to pay \$225 per month. There are several factors that have to be weighed before we can say definitely.

I doubt very much that we shall be able to pay anyway near that amount. However, if you are interested in renewing our present lease, leaving the building as it is, we will sign a new lease for three years at \$165.00 per month. This amount would represent an increase of \$35 per month for the building. We are confident that this amount would more than cover the increase you have received, or will receive, in taxes on the property. You are probably aware of the fact that business conditions of today do not warrant an increase in rent.

Very truly yours

(Signed) Delmar Gravitt
Delmar Gravitt

DG:M