

No. 56, Liberty Street,
New York, April 16th, 1897.

Robert Valentine, Esq.,
New Lebanon, N. Y.,
Dear Mr. Valentine:--

A week ago Mr. Smith called upon me with the bill which I mailed you two weeks ago, seeming to be almost at a white heat of anger because I had sent it to you, and making the harsh statement that if I wanted to break off my relations with him, he was ready then and there. I thought this was a most violent and uncalled for onslaught; as though it were an unpardonable sin for a man, after weeks and months of waiting, to send out bills for his work to those who had received the proceeds of his labor. I told Mr. Smith that Mr. Valentine was a man for whom I entertained the most thorough respect; one whom any one could see was a man of the purest character; one, indeed, without guile in his heart. I said that under no circumstances would I annoy or harrass you for anything; let the amount be what it may. Nevertheless, in view of the fact that the Otis Realty Company owed me for two weeks services and that Mr. Willoughby owed me for considerable work done after the default of Mr. Gross, aside from the two copies of the testimony in your examination, one of which was delivered to you and one to Mr. Willoughby, and in view of the fact that I had not made the Otis Realty any trouble or costs, although it was in my power to have secured the amount due me, being for labor, I think that some better consideration should have been given my bill than to be made the foundation for a bad state of mind on the part of our friend Smith. It is a perfect waste of paper and stamps to send bills to Mr. Willoughby; for whenever it is a case of paying anything he poses as the agent or attorney in fact of Mr. Valentine; if there is any money to be collected from the wreck of the Valentine leases, in whatever form they may stand, he then figures as a principal fully qualified to collect and receive whatever may be got hold of. But I have yet to hear of any of this wreckage money being appropriated to pay any of the outstanding debts, for which Robert Valentine stands legally liable. I know you well enough not to say that perhaps you do not care; I know that you would vastly prefer to have the odds and ends of money collectible from the Valentine leases turned over in settlement of the legitimate debts for which you have become holden in consequence of the use of your name as principal in the leases of the various properties and the running of the hotels. For example:--there was a lot of stuff went into the Hotel Graham; furnishings of various kinds which were bought on credit and charged to Robert Valentine. Now it is said that these furnishings were sold to the new lessee of the Hotel and paid for in cash at some price; but I have not heard of the parties who supplied the goods being paid. Mr. Willoughby, being treasurer of the Otis Realty Company would be entitled to receive payment for all such sales. But what about the disbursements of the moneys thus received? Is there the slightest oversight and is there anything to check Mr. Willoughby from drawing all such mon-

eyes in his personal account? It might be said that this is a subject that does not concern me, but it does concern me to the extent of the unpaid services due me when the late Treasurer of the Otis Realty Company left the City.

At the first of April last I was confronted by a disposses warrant for non-payment of house-rent, and I sent out bills of the moneys due me, including the bill to you which raised the disapprobation of friend Smith. From my point of view I cannot understand why in this world flesh is made of one and fowl of another; why it should be a cause of animosity for one man to mildly make known his need of payment for work done; while another man may lay his hands on every thing within reach and ignore the dues to other men that should be paid therefrom. I know very well that that is not the way that you have done business in any portion of your career, and that you have been in your last years drawn into a situation in which you are legally liable for large and small sums for which there is now no provision for payment, is due to guilelessness of heart and not to cunning and crafty design.

This I do say, however, that you have a duty in this matter; though you may not be able to respond from your private means to the liabilities thus wrongfully heaped upon you, you could and should have so adjusted matters, after the failure of the Company, so that whatever assets remained to be collected from the collapsed business would have been devoted, as far as possible, to the liquidation of the current debts of the Company.

However, the past is dead. I know that you have been most damnably used; your honored name dragged in the mud and a cloud of accounts left standing in your name without any provision for their payment. This is a sad enough situation to be placed in, and far be it for me to place or add a feather's weight to your burden; and no act of mine can or shall be other than that of a sympathetic friend.

Yet, despite of my respect and reverence for you as a man of the highest and purest character; facing, as I do again, a disposses for the month of April, for which I have obtained an extension to the 24th, I cannot but wonder why you continue in force a Power of Attorney to Mr. Willoughby, giving him power to collect moneys and to order work for you and mailed to you; and then when he who does the work in good faith ventures to remind those who have received the proceeds of his labor of the unpaid account, why he should be set upon as one who had committed a misdemeanor such as to cause a forfeiture of friendly relations of years standing. I cannot understand the ways of this world. By doing the work faithfully and on credit, I not only lose my time and labor and stationery, but am admonished not to trouble you, under penalty of losing for all time to come Mr. Smith's good-will and friendship! In the mean time, under existing conditions I can see my belongings set out on the street for non-payment of rent!

Well, I suppose a man must endure all sorts of things on his journey from the cradle to the grave; but the grave settles every score, and after a man gets title to his last six feet of earth it will be all the same; they who remain above will have all the problems of life to wrestle with; he will

over

through with them.

Respectfully yours,

Geo. W. D. Ditchridge

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the proposed amendment to the constitution of the State of New York. I have the honor to inform you that the same has been referred to the committee on the subject, and they will report thereon at the next session of the Legislature. I have the honor to inform you that the same has been referred to the committee on the subject, and they will report thereon at the next session of the Legislature.

I am, Sir, very respectfully,
Your obedient servant,
Geo. W. D. Ditchridge

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the proposed amendment to the constitution of the State of New York. I have the honor to inform you that the same has been referred to the committee on the subject, and they will report thereon at the next session of the Legislature.

I am, Sir, very respectfully,
Your obedient servant,
Geo. W. D. Ditchridge

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the proposed amendment to the constitution of the State of New York. I have the honor to inform you that the same has been referred to the committee on the subject, and they will report thereon at the next session of the Legislature.

I am, Sir, very respectfully,
Your obedient servant,
Geo. W. D. Ditchridge

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the proposed amendment to the constitution of the State of New York. I have the honor to inform you that the same has been referred to the committee on the subject, and they will report thereon at the next session of the Legislature.

THE
IRON CAR EQUIPMENT COMPANY,
41 & 43 WALL STREET,
NEW YORK.

New York Jan 22/97

Bro Robert Since you left this A. M. The Little
Lamartie Co are not satisfied with the paper they
have forwarded to you for signature. but would
much rather have the Trustees give a quit claim
deed. which they have drawn up and I enclose the
same - a great point in this is that it takes more
time - but it avoids all legal proceeding & actions
and does not bring any one into the matter but
the Trustees. hold the other papers until matters
are decided. get Bro Levi Snow to execute this
quit claim and send it at once to Bro Benjamin
Giles in Florida and Benjamin will have to have
a Notary acknowledge it and there will have to be
a County Clerks certificate in Florida showing that
the Notary is authorized to take acknowledgments -
Bro Levi will understand all this. if it is possible
get this quit claim started for Florida by the first
mail. & please wire me as soon as Levi has signed
it & it is mailed to Florida. then let it return to Bro
Levi & you forward it to me at once. I want to avoid
any legal action involving the Society - if possible

Your Truly
P. S. Smith

80088

D E C L A R A T I O N

- by -

the Ministry and Elders of
the United Society of Be-
lievers (called Shakers) of
New Lebanon, New York.

S T A T E O F N E W Y O R K :
City of : ss.:
County of :

On this day of January, eighteen
hundred and ninety-seven, before me personally came

to me personally known and known to me to be the Ministry
and Elders of the United Society of Believers (called
Shakers) of New Lebanon, New York, and the individuals
described in and who executed the foregoing instrument,
and they thereupon severally acknowledged to me that they
had executed the same.

80088.

D E C L A R A T I O N

- by -

the Ministry and Elders of
the United Society of Be-
lievers (called Shakers) of
New Lebanon, New York.

S T A T E O F N E W Y O R K :
City of : ss.:
County of :

On this _____ day of January, eighteen
hundred and ninety-seven, before me personally came

to me personally known and known to me to be the Ministers
and Elders of the United Society of Believers (called
Shakers) of New Lebanon, New York, and the individuals
described in and who executed the foregoing instrument,
and they thereupon severally acknowledged to me that they
had executed the same.

Dillon C. Willoughby,
11 Wall Street.
New York.

NEW YORK, November 25th, 1896.

ROBERT VALENTINE, ESQ.,

New Lebanon,

NEW YORK.

Dear Mr. Valentine:-

Enclosed I send memorandum of agreement between Messrs. Teele & Dennis, yourself and myself, which agreement is in conformity with the plan adopted in relation to the account of Messrs. Teele & Dennis. Please sign enclosed agreement, and return same to me at your earliest convenience, and oblige,

Yours faithfully,

Dillon C. Willoughby

MEMORANDUM OF AGREEMENT made this 4th day of December, 1896,

B E T W E E N DILLON G. WILLOUGHBY of 11 Wall Street, New York City, and
ROBERT VALENTINE of Mt. Lebanon, Columbia, County, New York, parties of the
 first part, and A. W. TEELE & RODNEY S. DENNIS, co-partners of 11 Wall Street,
 New York City, parties of the second part :

It is agreed by and between said parties :

F I R S T. That "Exhibit A." hereto annexed is a true copy of a promissory
 note heretofore made, executed and delivered by the parties of the first part
 to the parties of the second part.

S E C O N D. That "Exhibit B." hereto annexed, is a true copy of the agree-
 ment referred to in said promissory note.

T H I R D. That "Exhibit C." hereto annexed is a true copy of the contract
 made by the said parties of the first part and WILLIAM S. MUNN, with the said
 parties of the second part under which the said parties of the first part and
 said MUNN, became indebted to the said parties of the second part, in the sum
 of One thousand One hundred forty-six and (\$1,146.74) 74/100 Dollars.

W H E R E A S said parties of the second part have endeavored to secure the
 endorsement of said MUNN as provided in said agreement (Exhibit B.) but said
MUNN has refused so to endorse, and

W H E R E A S said agreement (Exhibit B) was not intended in case of such
 refusal to have any other effect than as hereinafter set forth,

In consideration of the premises and of the mutual agreement of the parties,
 they further hereby agree as follows :

F O U R T H. That prior to the maturity of said note (Exhibit A) or any
 renewal thereof given under the agreement (Exhibit B.), the giving of such
 note or notes, and the making of said agreement (Exhibit B) shall not oper-
 ate to extend the indebtedness of One Thousand One Hundred forty-six and
 (\$1,146.74) 74/100 Dollars, thereby secured, except that the parties of the
 second part shall not serve the parties of the first part with any process,
 attachment, or summons, in any action to recover said indebtedness, except

with the consent of the parties of the first part.

That nothing in this agreement shall operate or be construed to defeat any rights or remedies of the parties of the second part against said MUNN or against the joint property of the said MUNN and the parties of the first part or either of them, or after default or dishonor of said note (Exhibit A.) or any renewal thereof against said MUNN and the parties of the first part or any or either of them. After such default, said parties of the second part may at their option, sue upon said original indebtedness as if said note, or any renewal thereof, or said agreement (Exhibit B.) or this agreement had never been made.

That all payments on account of said note or renewal notes shall be held as collateral security for said indebtedness and not as payment thereof.

It is nevertheless agreed that if the said parties of the second part shall collect and receive from the said MUNN a net sum, deducting costs and expenses of collection, which added to the amounts theretofore paid by the parties of the first part upon said notes or any renewals theretofore, shall equal or exceed said indebtedness and interest, the parties of the second part shall cancel and return said notes and such excess, if any, to the parties of the first part and assign to them or to such person as they shall designate, said indebtedness and any security or judgment therefor held by them as well against said MUNN as against the parties of the first part.

W I T N E S S our hands and seals the day and year first above written.

Witness R. V.

Thomas J. Smith

Robert A. Valentine

Witness as to Dillon C. Willoughby

Jacob M. Schuyler.

Dillon C. Willoughby.

THE
DITHRIDGE
FLINT GLASS COMPANY,
120 BROADWAY,
NEW YORK.

E. D. DITHRIDGE, PRESIDENT.
F. C. WINSHIP, SECRETARY.
G. W. DITHRIDGE, TREASURER.

New York, Sept 9th 1896.

Dr Robert. Enclosed please find the Miliken paper on Hotel Mint - which I succeeded in getting without the note.

I also enclose a paper on the Kennock matter 12th St & Broadway. This sheet was in the papers I brought to Albany the last time I should have been signed then but was overlooked by me - when this is returned I will get from Mr Kennock a similar paper to the one which Mr Miliken signed enclosed.

The 23rd St matter is also closed up but we shall have to keep these papers here - because Spiro, Willy & Valentin are jointly involved.

D. C. W. is expected back every day from Duluth.

I received quite a letter from Mr Minerva Reynolds yesterday. D. G. is spreading the usual report there about R. V. Pomeroy & J. P. - it is a great question in my mind whether I had better explain anything or not. personally I should like to speak out loud - but I shall do nothing to hurt anybody or thing. The OK for the butter will be sent on the 15th inst from Horowitz's office.

Yours Truly
P. S. Smith

sign opposite the deal & return to me L. S.

ROBERT VALENTINE,

-with-

SETH M. MILLIKEN.

A G R E E M E N T .

MEMORANDUM OF AGREEMENT, made this second day of September, 1896. It is mutually agreed between Robert Valentine of the first part, and Seth M. Milliken of the second part, as follows:

The party of the first part grants and releases unto the party of the second part all claim and demand in his favor against said Milliken for or in respect of the Hotel Minot and all the furniture and personal property therein; In consideration whereof the party of the second part releases the party of the first part from all claim against him in respect to the said Hotel Minot, or any of the property therein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Seth M. Milliken

In presence of
as to S. M. Milliken
E. Guilfoyle

State of New York
City and County of New York } ss:

On this third day of September A.D. 1896 before me personally came Seth M. Milliken to me known to be one of the individuals described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

Edwin Guilfoyle
Notary Public N.Y. County

AGREEMENT made this fourteenth day of August, one thousand eight hundred and ninety-six, between the Otis Realty Company, a corporation organized under the laws of the State of New York, party of the first part and Robert Valentine of New Lebanon, party of the second part:

There having been, simultaneously with the execution of this agreement, assigned to the party of the first part, leases of the premises hereinbelow mentioned, for the terms respectively set opposite thereto, upon the agreement that the party of the first part would agree to pay to the party of the second part during said respective terms, the annual sums of money hereinbelow indicated, to wit:

PREMISES,	Term of Lease,	Annual Payments.
The Evelyn,	from Aug. 1st, 1896, to Sept. 1st, 1910,	\$400.00
The Niagara,	from Aug. 1st, 1896, to April 1st, 1901,	\$125.00
139 to 147 West 82nd,	from Aug. 1st 1896, to April 1st, 1906,	\$250.00
Hotel Minot,	from Aug. 1st, 1896, to April 1st, 1906,	\$125.00
Hotel Balmoral,	from Aug. 1st, 1896, to April 1st, 1907,	\$250.00
Hotel Graham,	from Aug. 1st, 1896, to December 1st, 1905,	\$250.00
599 Broadway and Extension on Houston and Mercer streets, from Aug. 1st, 1896, to January, 1st, 1917,		\$100.00

Domestic Building Sept 1st 1896 to Jan 1st 1906 - \$500.00

NOW for good and valuable consideration to the party of the first part in hand paid and in part consideration of said assignments, the party of the first part does hereby promise, agree, and guarantee to pay to the party of the second part during the respective terms hereinabove set forth, annually, the sums of money hereinabove respectively set forth; such sums to be paid in equal monthly payments

(2)

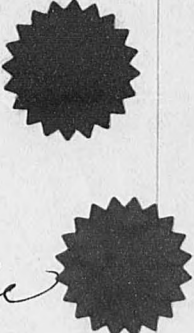
on the 15th day of each and every month.

said sums when paid are to be in lieu of and not in addition to the excess rent reserved by the said Valentine for himself in and by leases or assignments made by him of the above described properties.

Said party of the second part covenants that said assignments respectively confer a good and indefeasible title of the interest to the premises and to the property which they purport to confer and it is upon the faith and truth of this covenant that this agreement is executed. AND the party of the second part does further covenant to and with the party of the first part that he will give any other further or necessary assurance or execute any other instruments which may be necessary or requisite to confirm the title of the party of the first part to the leasehold interests hereinabove referred to. IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this fourteenth day of August, one thousand eight hundred and ninety-six.

Sealed and delivered
In Presence of,

Otis Realty Co
by Theo. C. Gross
Secy. Treas.
Robert Valentine



(2)

State of New York,

City and County of New York, SS:-

On this 14th

day of August, one thousand eight hundred and ninety-six,

before me personally came Theodore C. Gross

who being by me duly sworn, deposeth and saith that he

was the Secretary and Treasurer of the Otis Realty Company, and re-sided at the City of New York

that he knew the corporate seal of said company; that the

seal affixed to the foregoing instrument was such corpor-

ate seal, that it was so affixed by order of the Board

of directors of said corporation; and that he the said

Theodore C. Gross thereupon subscribed his name

to the said instrument by the like order of said Board.

Owen Abraham ~~Otis Realty Co~~
Notary Public
N.Y.C. Theo. C. Gross
Secy. and Treas.

State of New York,

City and County of New York, SS:-

On this

day of August, one thousand eight hundred and ninety-six

before me personally came Robert Valentine, to me known

and known to me to be the individual mentioned and de-

scribed in and who executed the foregoing instrument,

and he duly acknowledged to me that he executed the same.

New York, July 29th, 1896.

Mr. Willoughby,

Dear Sir,

I believe you know that the reason I have not been able to submit any further results as to the financial condition of the business is that Mr. Teele took away the Books, after I had begun to codify such information as they contained. It is true they were very incomplete, but where there are say 100 facts to classify and arrange each in its proper position the marshalling of any portion of them in proper place is progress and the points subsequently to be placed are that many less.

I realized at the time this was done by Mr. Teele that there was an unexpressed motive, which I strongly suspected, and I have been on the watch for its confirmation since. The reason given was that it was unprofessional to have the books examined for information before they were completed and turned over. After thatm he did not care what Mr. Willoughby did with them.

I would not have cared a fig for their work, could I have had access to the materials from which they were working; the accounts of Mr. Munn, the statements of Horowitz and the bank account. No matter how imperfectly these may have been kept, if so, I could have quickly transferred all the items to their proper places on a cheap and inexpensive set of books, and the data lacking could have been determined and looked up promptly. I would not have asked more than two weeks uninterrupted time on such a set of books to have reduced everything to order, and submitted a bird's-eye view of the business, as far as it has been developed. The possibilities of the business are revealed by the tables already made; but there is an unilluminated patch of ground, which I have been forbidden to enter, and that is the ratios of administrative expense to the total administrative surplus, as shown in statements rendered. Until this has been done, you will not know just how much margin the business is affording, if any. It has been a great disappointment that I should have been thus balked in the results sought for.

You have probably, byt his time, also learned what I suspected of Teele & Dennis: to wit, that they intended to "hold up" the work done byb them until they were paid the \$1,500. balance, which they claim for their services.

It is not my desire to belittle the work of an expert accountant; to any one having need of their services they are sometimes of great value. But your business was in no such condition as to require \$1,900.00 worth of account keeping. All you needed was a competent book-keeper; and any such competent man could have quickly written up an entirely new set of books, in my opinion within two weeks; leaving possibly a few doubtful points to be inquired into. The number of entries to be made at the time T. & D. took charge was quite limited. It was a very different job from straightening out a business that had been running for a number of years.

It is my deliberate opinion that Teele & Dennis have overcharged you for their work. The books they have prepared are not, of course, essential to the movement of the business,

and I should not lose any sleep over the "hold up". The number of monthly entries is so small that the accounts can be properly kept whether the new set of books are withheld or not.

Respectfully yours,

MEMORANDUM OF AGREEMENT between Robert Valentine and Theodore C. Gross

Said Gross advances for and on account of said Valentine, and at his request, the sum of Five Thousand, Two Hundred and Two & 33/100 (\$5,202.33) Dollars for the payment of insurance and rents of premises of which said Valentine is Lessee.

Said Valentine assigns to said Gross a certain lease held by him on the premises on the South-West corner of Broadway and Fourteenth Street, known as the Domestic Building; reserving one month at the end of the term of the lease to said Valentine. Said assignment to be absolute and not as collateral or security.

As security for the repayment of the amount first above mentioned, with interest, said Valentine hereby assigns to said Gross all of the rents now or hereafter due or to accrue out of premises of which said Valentine is Lessee until said first mentioned amount, with interest, shall be fully repaid to said Gross.

Said Valentine does hereby further direct Saul A. Horowitz, who is agent for the collection of said rents, to pay over any and all rents now or hereafter to be collected by said Horowitz out of said premises, to said Theodore C. Gross, until said sum of Five Thousand, Two Hundred and Two & 33/100 (\$5,202.33) Dollars, with interest thereon, shall be fully repaid; and does constitute said Horowitz his agent and attorney, with power irrevocable, to make said collections and pay the

- 2 -

same over to said Theodore C. Gross.

W I T N E S S the hands of the parties hereto this 27th
day of July, 1896.

TO

Assignment of Lease.

Dated _____ 18__

Know all Men by these Presents, That D. Robert Valentines of New Lebanon, NY Covenants herein contained

for and in consideration of the sum of ~~Five thousand Two Hundred~~
~~and two ³² ~~100~~~~ lawful money of the United States, to me duly paid
by Theodore B. Gross

have sold, and by these presents do grant, convey, assign, transfer and set
over, unto the said Theodore B. Gross, a certain Indenture of Lease,
bearing date the 29th day of February in the year one
thousand eight hundred and ninety-six made by

The Broadway Improvement Com-
pany to said Robert Valentine of all
the building with iron front extending about fifty feet
in fourteenth street and about ninety-five feet in Broadway
being the building in the south-west corner of Broadway
and 14th street, known as 853 Broadway in the City of New York

with all and singular the premises therein mentioned and described, and the
buildings thereon, together with the appurtenances. To have and to hold
the same unto the said Theodore B. Gross and his assigns,
from the 23^d day of July for and during all the rest,

residue, and remainder yet to come of and in the term of ~~seven~~ years
and eleven months ~~as~~
mentioned in the said Indenture of Lease, saving and reserving to said
Valentine however the last month of the term of said
indenture of lease mentioned, said Gross to pay to the landlord of
said premises the rents in said indenture required to be paid and
to comply with the other covenants in the part of the lease hereunder
and to pay said Valentine the sum of five hundred dollars per
year during said term in equal monthly payments in advance.
subject nevertheless, to the rents, covenants,

conditions and provisions therein also mentioned. And I do hereby
covenant, grant, promise and agree, to and with the said Theodore B. Gross
that the said assigned premises now are free and clear of and from all former
and other gifts, grants, bargains, sales, leases, judgments, executions, back rents,
taxes, assessments, and incumbrances whatsoever. ~~Said by~~ ~~any time~~
~~any person or persons to said Valentine~~ ~~believed~~

In Witness whereof, I have here-
seal this 27th day of June
hundred and ninety-six

Sealed and delivered in the presence of
Two lines before In Witness
whereof interlined before spec-
tion - Interlineation in 3^d line
erasure in 2^d & 4th lines before
Robert Valentine

GENERAL RELEASE.

Dated 18

To all to whom these Presents shall come or may concern, Greeting:

KNOW YE, That

I, Robert Valentine, of New Lebanon New York,

for and in consideration of the sum of One Dollar and other valuable considerations dollars, lawful money of the United States, to me in hand paid by

Dillon C. Willoughby, of the City of New York,

have remised, released, and for ever discharged, and by these Presents do for myself heirs, executors and administrators, remise, release and forever discharge the said Dillon C. Willoughby

his heirs, executors and administrators of and from all and all manner of action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, premises, variances, trespasses, damages, judgments, extents, executions, claims and demands whatsoever, in law or in equity, which against Dillon C. Willoughby. I ever had, now have or which I, my heirs, executors or administrators hereafter can, shall or may have, for, upon, or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the day of the date of these Presents, except as below specified, No release is contemplated herein from a certain obligation from Dillon C. Willoughby to me for Two Thousand Dollars, for money loaned him, in other respects the release to have full force and effect in all things.

In Witness whereof, I have hereunto set my hand and seal the 24th day of July one thousand eight hundred and 96.

Sealed and delivered in the presence of



State of
..... of
County of } SS.

On the..... day of..... in the year
one thousand eight hundred and..... before me personally came

to me known, and known to me to be the individual described in, and who
executed the foregoing instrument, and..... acknowledged
that he executed the same.

Robert Valentine

TO

William S. Munson

POWER OF ATTORNEY.

Dated June 19th 1896

Know all Men by these Presents, That

I, Robert Valentine, of the town of New Lebanon, County of Columbia, State of New York,

have made, constituted and appointed, and by these presents do make, constitute and appoint William S. Munn true and lawful attorney for me and in my name, place and stead to endorse all checks received in the course of business from the various properties of which I am lessee in the City of New York

giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the ^{endorsements above referred to} premises, as fully to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that he, my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof, hereby ^{rescinding all powers of attorney executed by me before the date hereof, given to said William S. Munn.}

In Witness whereof, I have hereunto set my hand and seal the 19th day of June in the year one thousand eight hundred and 96.

Sealed and delivered in the presence of

Robert Valentine (RS)

State of _____
of _____ } SS.
County of _____

On the _____ day of _____ in the year eighteen hundred and ninety _____ before me personally came

to me known and known to me to be the individual described in, and who executed the foregoing instrument and acknowledged that he executed the same.