

**Casino,
Roman Pools**

September 22, 1917.

MT Casino

Mr. Elmer Floyd,
54 Lyman Avenue,
Rosebank P.O.
Staten Island, N.Y.

Dear Sir:

Replying to yours of September 18:

We will open a very handsome casino at
Miami about the middle of December. However,
I expect to lease the casino and not manage
it myself.

Yours,

CGF-ED

MIB - CASINO
October 24, 1917.

Mr. A. M. Woolley,
5 West 104th St.,
New York, N. Y.

Dear Sir:

Replying to yours of the 26th.

I am just finishing a thoroughly first-class
casino at Miami.

I don't want to run it myself and want to lease
it, and will make a very good lease to the right people.

Very truly yours,

CGF:L.

January 24 1919

Mr. J. Arthur Hancock,
Miami Beach, Florida.

Dear Arthur,

Please give me the contract for the woman who is running the Casino meals. You were to make out a contract giving us possession at any time in case of the lease of the Casino to others, or in her failure to operate entirely to our satisfaction.

The screen doors have been left open, and the place will get full of flies. We will never get them out. If the doors are not kept closed, and the flies out, we will shut the place up.

Yours very truly,

OGF/mrb

February 6 1919

MEMORANDUM for Arthur Pancoast.

Please see Mrs. Nye and have her keep the lattice gate to the rear entrance of the Casino closed at all times. The outlook from the street is very bad.

Also have Cravatt deliver you 10 yards of muck for the Casino trees.

Now regarding the two beach girls, our beach is very dirty. An enormous amount of cigarette boxes and trash have accumulated there. It seems to me that these girls have entirely lost their usefulness. When they started on the job, they were continually cleaning and keeping things in shape, but recently they are not doing anything.

Unless they immediately get on the job, and stick to it, I will expect you to get rid of them, and get men on the job. During the bathing hours they can take tickets and act as life guards, and all the rest of the time I want them to attend to their work.

For another thing, I wish you would establish a place for valuables under the supervision of one person, and hold that person responsible. Some of these days you are going to have a severe loss, and if you use the present method, it is going to be hard to pin the trouble down. If necessary, we must build a place for valuables, and do it quickly, before we get into any trouble.

C. G. Fisher

CGF/mrb

February 22nd, 1919.

Mr. J. Arthur Pencoast :

... M e m o ...

Kindly let me know why the windmill isn't
running these days. What is there to do to it now ?

Carl G. Fisher.

CGF:ik

Henry La Pointe
Architect
212 1/2 - 12th St.
Miami, Fla.

June 21, 1919.

Mr. Carl G. Fisher,
434 Capitol Ave.,
Indianapolis, Ind.

Dear Sir:

Enclosed please find photos taken where indicated on the prints.

I believe that when the stores are completed and colored to match other buildings, your objection to setting will be overcome.

You will notice in print #4 that the tower is also hidden by Casino portico. I don't think it objectionable to have the tower hidden from sidewalk in front of stores, as the close-up view is always distorted. The view along a line that is naturally taken by autos is O.K., and that is the view that should be considered, as the sidewalk view never shows correct scale on account of nearness.

Hope these prints may cause you to decide to finish the building in present location.

Another remedy would be to build on the vacant space west of stores, and duplicate the casino tower, which would then give a grouping of three towers, which is far preferable to the "two" group.

With three towers, the casino portico and the pedimented front of the shops, you would have a pleasing grouping.

Respectfully yours,

Henry La Pointe

HL:FJ

June 23rd, 1919.

Mr. James C. Nichols,
1671 Broadway,
New York City.

My dear Nichols :

While I was down in Miami the other day I rented the three new store rooms which we are building, to the Burdines - one of which is for a fine Tea Room with a soda fountain in connection. This will save us from having a sloppy soda fountain in the Casino, and I think it will be much easier to run and handle without this fountain as a part of the main building. A part of the yard is going to be fixed up for the Burdines, and they will use umbrellas and make it very attractive. They are paying us a very good rental for the building and it takes a load off my mind to get rid of the soda water part of it, as I never did feel very keen towards chopping up the main building for that purpose.

There is a Mr. Phillips, a photographer, whom I understand is an exceptionally good photographer, and he wants to come to Miami and be at the Beach. There is a big demand for a good photographer at the Beach and I think we could fence off the corner where we were going to put the soda fountain, for a studio, or put the studio upstairs. This wouldn't be a sloppy, noisy outfit and could lend some character to the building instead of odors.

I am satisfied that the dancing proper is going to be quite a job in itself to handle this year.

Yours very truly,

CCF:R



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.

7-10-1919.



Mr. Carl G. Fisher

434 N. Cap. Bvd.

Indianapolis

Dear Mr. Fisher-

Gieger recently had a man working on the Casino endeavoring to stop the leaks in the roof. He was a good workman and seemed to know his business. I hired him to paint the ladder and some pipe in the windmill that were getting dangerously rusty. To do this he used a 2" paint brush. Now altho he is a union man he belongs to the Roofers Union and not to the Painters Union, and some of the men on the bath-house raised a howl. It appears that a roofer may use a "three knot" brush but a painter can not use one the same size. Well he quit untill the others went home then finished the job.

The whole affair was so small and mean it made me mad. Thinking about it I got an idea that I want to pass along. If it appeals to you as practical I hope you will use it.

It takes seven men to get a "Local" charter from the central union, what ever they call themselves. Then five can hold it. You have at present several men working for you that can be called loyal, for instance men like Lee



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.



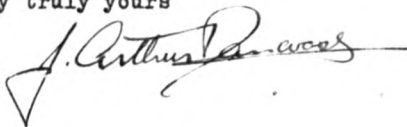
C.G.F. #2.

Applegate. As work increases and you get going on the Hotel the labor problem will be more and more vital. Why not organize Locals at the Beach. It is an Incorporated city and the bunch of crooks in Miami could not stop you. The Beach Locals rules or "by-laws" could be made fair for both sides and thus tend to make for satisfaction rather than against it.

There is of course the possibility that the bunch might get out of hand eventually but even then the situation would be no worse than it now is.

The latest move the Miami crowd have made is a ruling that Lathers can not work peace work, only by the day. They have already limited the number of doors a man can hang, the number of joints a plumber can wipe etc. in a day, now watch the lathers cut their percentage. (I said "can" I should have said "may").

Very truly yours



July 22nd, 1919.

Mr. J. Arthur Hancock,
Miami Beach Baths,
Miami Beach, Florida.

Dear Arthur :

I have yours of the 10th : I think your idea is a very good one. I don't know just how it will wind up. Certainly the labor situation is getting to the point where it is fierce. Talk the matter over with Lee Appleget and see what he thinks about it - and if you both think it is a good plan, I am perfectly willing to see you go ahead.

Yours very truly,

CCF:R



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.



AUG. 20, 1919.

Mr. C. G. Fisher,

Indianapolis, Ind.

Dear Sir:-

Am enclosing some correspondence with M. A. Gulbrandsen, and would like to know what you think of his proposition before I go any further.

If we go in with him, we would have to arrange some details as to who the operator would be and some sort of a check on their receipts, etc. In the past, we have depended on our life-guards to rent the air mattresses for us. However, this has been rather unsatisfactory and I would give it up except for the fact that we do need some form of amusement like this for the bathers.

In the past, our beach has been noticeably lacking in such equipment as swings, slides, seesaws, etc. The beach itself is so narrow, we would hardly have room for them on our own property anyway. How would it do for you to offer the City of Miami Beach a limited amount of this play-ground equipment, to be placed in their park next to the Casino, provided, of course, that they clean up and fix this park?

Yours very truly,

September 12th, 1919.

Mr. J. Arthur Hancock,
Miami Beach Baths,
Miami Beach, Florida.

Dear Arthur :

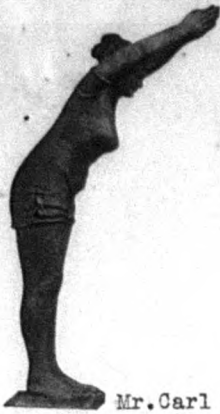
I have hired Norman and Thelma Darby to come down to Miami about December 15th. Norman Darby is a very bright boy, about 18 years old, and he is a fine swimmer. His sister is about 16 years old and is the champion swimmer of the United States. She beats them all - from any part of the country - and undoubtedly is a world champion any time she is pushed. Norman will make a particularly bright boy for you in the suit room and he can also act as Life Guard; his sister can also act as Life Guard.

I am thinking of making arrangements with Frances Bilbarrow to come down November 1st and act as Life Guard, the same as last year, as I think this part of the program was quite attractive.

What do you think about a swimming instructor ?

Yours very truly,

CGF:R



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.

9-17-1919.



Mr. Carl G. Fisher

Indianapolis, Ind.

Dear Mr. Fisher-

To hear that you have hired Norman and Thelma Darby is quite refreshing.

How much do they cost?

I can use Norman in the office until the bulk of the crowd is in the water and then get him over-board for a little exhibition stuff.

Thelma can camp on the pool most of the time, helping guard that, and keeping things moving.

You seem to have a change of heart towards Frances Bilsbarrow. She is a trouble maker and very sour. Please forget her; at least as a worker. However she has good swimming and diving ability if you think we can afford to carry more of that.

Her friend Miss Everly was always ready for anything and in fact kept Miss Bilsbarrow on the pay roll last year. If it was necessary to act as janitor for your Real Estate gang in the Casino she did it with a smile. Still I must admit she is not the swimmer that Miss Bilsbarrow is.

I have been very fortunate in procuring a real life guard for this winter, a well set up young fellow from White Springs Fla.



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.



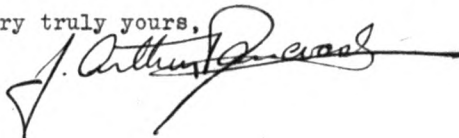
C.G.F. #2. 1-17-1919.

I guess from all accounts he was born right in the spring. At any rate he is a powerful swimmer. He can take a big rock and two good sized kids on his back and beat me across the pool. One of his favorite stunts at White Springs is to roll the full length of their casino roof landing with a perfect dive in a hole about six feet square between sharp rocks.

I am very well satisfied with the swimming Instructor, Mr. Ambrose, we have comming. He is an instructor not a coach. Mr. Merriam was a coach not an instructor. I am not splitting hairs for there is a great difference.

For heaven sakes what have you got on your mind you make me nervous when you start talking about an instructor.

Very truly yours,



September 22nd, 1919.

Mr. J. Arthur Panceast,
Miami Beach Baths,
Miami Beach, Florida.

Dear Arthur :

I have yours of the 17th : AM glad you have a fine guard. Don't let him do too many stunts and break his neck before the season is on.

If you have a swimming instructor, we will let that matter be settled.

I have had considerable talk with Miss Bilsbarrow but I guess I can let her go without causing any trouble. I will see about it.

Yours very truly,

CCF:R

September 26th, 1919.

Mr. James C. Nichols,
1671 Broadway,
New York City.

Dear Sir :

Replying to yours of the 24th : I asked Miss Stafford to run out here for a day and talk over possibilities of a contract. She came out here and I was at first inclined to give her a position on the same terms as she had last year, namely \$35.00 a week and what she could make out of lessons.

But I noticed that Miss Stafford is this year suffering from considerable trouble with a tooth, which you remember was quite a disfigurement last year. This year it was very much worse and the side of her gums very much inflamed - and it didn't look to me like good business to hire her under these conditions. I didn't want to explain the matter to her and said we would wire her in two or three days giving our decision. She left and asked us to wire as soon as possible as she had a couple of other propositions to consider - so at the end of three days we wired her that we had decided to get a man and his wife.

We got a very sassy letter back from her and I imagine she is going to sue us. I don't know that this is the case but I just imagine that she will figure that she can make more out of a suit than any other way - and this is what we can expect from the class of people we have to deal with in the Casino business.

Yours very truly,

CSF:R

P. S. I will pay railroad fare one way for the musicians - or boat fare. From New York it would be much better to go by boat to Jacksonville or Key West, and come back from Key West to Miami.



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.

10-4-1919.

Mr. Carl G. Fisher

434 N. Cap. Bvd. Indianapolis.

Dear Mr. Fisher-

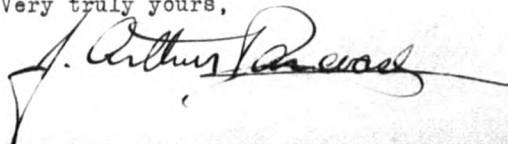
I am returning with this letter the Aug. Bills of Bastian. His headings were rather vague.

The canoe and surf board ideas are fine. I am writing the Oldtown People today.

I am enclosing a letter from Mr. Schleisman regarding the Casino. You know him and I believe have had some conversation with him about the Casino the nothing definite was said on either side.

He was to have a roof garden on the Hirsh Bld. but the Miami Building inspector wanted to make him rebuild it from the third to fifth floors to carry fire escapes. He gave it up, and is now hard up for a place. He claims unlimited backing but refuses to tell who is putting up the cash. I believe you can get ten or fifteen thousand out of him for the season if you wish to shake Nichols and go on with him. If the restaurant has been let out he will be willing to take the dance end only but I don't think it should be under two many heads.

Very truly yours,



October 10th, 1919.

Mr. J. Arthur Fancoast,
Miami Beach Baths,
Miami Beach, Florida.

Dear Arthur :

As you know, we have already made arrangements with Nichols to run the Casino this year.

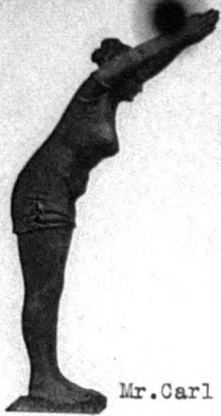
We had two orchestras hired but one blew up and I now think that we will get along with one until something unusual shows up.

Our contract with Nichols provides that we can pay him a thousand dollars at any time and turn the Casino over to anybody else we wish to run it.

I don't know anything about Schliesmann but understand he is leasing Hardie's - which ought to be about all he can handle.

Yours very truly,

CGF:R



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.

10-22-1919.

Kill

Mr. Carl G. Fisher

Indianapolis, Ind.

Dear Mr. Fisher-

I did not mean to buttin on the Nichols deal at the Casino but I had not heard a peep out of him all summer. However he has awakened with a start I guess for the day I recieved your reply on the Casino matter I got a wire from him asking for a sample of the dishes etc.

Bastian has gotten data enough now so that we can get an idea of the costs on the hot baths. As near as he can say at this time they figure this way.

Burner, heater, fuel tank, hot water tank, freight etc.	\$1206.00
5 porcelain tubs, toilet, lavatory, fittings, labor, etc.	1055.00
Composition floor	400.00
Tile Walling	550.00
Salt water pump	250.00
2 Electric cabinets (ordered)	1000.00
Material and labor (including 3rd floor)	700.00

I wish to have Bastian get 130 lin.ft. of 1 X 2 cypress and 6 spring boards, so that we can repair benches and spring boards this season as soon as they break. Please O.K. these so that the order can go in.

Very truly yours,

October 23rd, 1919.

Mr. James C. Nichols,
1671 Broadway,
New York City.

Dear Sir :

I have yours of the 9th : The only contract that we will make with Miss Stafford or anybody else in our employ will have to take into consideration the possible sale of the Casino and Bath-House. We can only offer Miss Stafford employment from month to month.

I do not think we can offer her rooms this year, as we have the musicians to take care of and several others of our help - and if Miss Stafford is going to bring her husband with her as an assistant, it will probably be best for them to take rooms outside. I don't think it is absolutely necessary that Miss Stafford have her husband with her until the season actually opens. I don't remember what amount of class work she had thru December last year. Possibly her husband can make more money at his regular business during December, and come down in January - or it may be that she will not need an assistant until February.

I don't know very much about this work. I have talked to two or three men who have been in the hotel business and they say that the jealousies and scrapping between husband and wife as dancing partners is fierce - and one man I talked to said he wouldn't consider a husband and wife on a dancing engagement for this very reason - but don't make the mistake under any circumstances of giving a contract to anybody at the Casino that cannot be cancelled at the end of thirty days.

Yours very truly,

CGF:R

October 28th, 1919.

Mr. James C. Nichols,
1671 Broadway,
New York City.

Dear Sir :

Replying to yours of the 24th : You can get all the help at Miami that you want for the Casino, without hauling niggers and cooks back and forth and paying their railroad fare. I have tried this out and it's a joke. I wouldn't think of paying the railroad fare for servants to go to Miami again, except our own personal servants who have been with us for a long time. Certainly you couldn't think of sleeping negroes in the white quarters ! I think December 20th will be plenty of time to have the help there.

I have already answered you regarding Miss Stafford. You are not going to have enough helps' quarters if you are not careful about how they line up - and I am reserving one room at the Casino, probably the one Miss Stafford had last year, for a Miss Ellis who is to help us at the Bath-House. If Miss Stafford secures rooms some other place than the Casino it will help - but she will have to secure these at her own expense. You will note in my letter of the 23rd that I suggested she get rooms outside.

I have not secured the electric range or ice boxes as they can be secured there. I think we will have enough ice boxes and the electric range would have to be secured there in order to get it properly hooked up.

Last year we paid the railroad fare of the orchestra after they arrived. We did not think it desirable to advance railroad fare - and from what I have seen of some orchestras, you certainly take a chance in advancing their fare to come South.

I wouldn't advise your shipping too much help down as I believe that this year will be better than ever to get help right on the ground - and then you can fire them quickly and get others if they are not suitable, which you don't feel like doing if you have already paid their fare down. And another thing you must have thoroly understood with the help you do bring down : you are not expected to pay their railroad fare back.

Yours very truly,

CCF:R

JAMES C. NICHOLS
1671 BROADWAY
NEW YORK

Oct. 30, 1919.

Mr. Carl G. Fisher,
Indianapolis, Ind.,

Dear Mr. Fisher:-

Your letter of October 28th was received and would say that there certainly must be some misunderstanding between you and I in regards to the help, that is waitresses and cooks for the Casino. I talked that all over with you while in Atlantic City and said that I was arranging to take the cooks and waitresses down from here. It was understood that I would have to pay railroad fare one way for these people and hold back the first months pay, so as to keep them and pay this months wages to them when they are leaving and the season is over.

As you know it was impossible last year to get any kind of help at the Casino and I do not think it would be advisable in securing what help I would need, that is in the way of a cook and waitresses in Miami, as I know what trouble Mrs. Nigh had last year and we do not want to experience the same thing this year.

If you are positively sure that we can secure the electric range in Miami, that will be very satisfactory, but if not I could purchase the electric range and have it shipped from here with the other electric devices that I am purchasing for the Casino. As I know exactly what we would have to have in the way of a range. In regards to the ice boxes in the Casino, one of them is no good at all and other is a very small box and would hold very little. I do not believe we would be able to get exactly what we require in a ice box at Miami.

Kindly let me hear from you in regards to these different articles that we are going to need in Miami, as it would be quite a disappointment not to be able to get them after we are down there and not to be able to open. As I don't want to make any mistakes in this line, the same thing pertains to the help.

I trust that I will hear from you before I leave for Miami. I am making all my arrangements and want to get away as soon as possible, as I realize I will have enough to do to have the Casino all in good shape for our opening.

In regards to the colored cooks, that was only a suggestion I made, as Mrs. Harbough would have liked to have had these people, as she thought they would be very good for us, but I knew it would be impossible to give them sleeping quarters. I realize that the help will all have to be white people.

Yours very truly,

J. C. Nichols



MIAMI BEACH BATHS

J. ARTHUR PANCOAST, MANAGER

MIAMI BEACH, FLA.



Nov. 15, 1919

Carl G. Fisher,
Miami, Fla.

Dear Mr. Fisher:

We have a small cash register with the bath house equipment, which was not in use this Summer nor will we need it this Winter. The Miami Beach Improvement Company needed such a register when they put a second man on the toll bridge and they will need it until the causeway is opened. I let father have it with the understanding that he either rent it or buy it according to your wishes. The National Cash Register people put an exchange value on it of \$67.50.

Very truly yours,

JAP/N

Very OK

J. A. Pancoast

January 17th, 1920.

J. C. Nichols :

... M e m o ...

Tashiro and Suto right now are working night and day to move a lot of coconuts that have to be cut immediately. They can cut a lot of frauns for you and deliver them, but you will have to get that bunch of help of yours to put them up. There is no reason why your own help cannot do this. I will ask Tashiro to deliver a load of frauns from the coconut palms and other fixed flowers whenever you let us know that you are ready, after your own help have pulled down the old decorations and have the place ready.

One thing I want to call to your attention : I have had considerable complete recently regarding the sanitary conditions around the place there. This must be improved at once or the place will deteriorate very rapidly. There is some sort of a powder put on the floor that is ruining ladies' shoes - after one or two dances their shoes and stockings look as tho' they had been plowing thru a clover field. Whatever this is, get rid of it immediately - and see that the floor is wiped every evening with a reasonably damp cloth so there is no powder on the floor. It is not necessary to have the floor covered with this powder.

Carl G. Fisher.

CGF:R

January 20th, 1920.

J. C. Nichols :

... M e m o ...

You have a girl at the gate at the Bath-House that I want you to get rid of immediately. Get a girl with some sense, good looks, and who can learn to say "How-do-you-do" to people who come into the place, and know their names.

I would rather have the gate stand open than to have a girl like the one you have, there. This is very important. The young lady we had there last year was well acquainted with all of our guests; she was quite pleasant, if you will remember; good looking and had a pleasing personality.

But - whatever you do - get rid of the girl you have immediately.

It may be necessary to pay more in order to get the type of girl we want.

Carl G. Fisher.

CGF:R

February 25th, 1920.

J. C. Nichols :

... M e m o ...

Your help are using the water closets for dumping
sewerage out of your kitchens. Chunks of meat and material
of this kind are not supposed to be dumped in water closets.
I wish you would look into this matter and get it straightened
up immediately.

Carl G. Fisher.

CGF:R

March 1st, 1920.

J. Arthur Hancock :

... M e m o ...

Miss Wamsley has three weeks - up to tomorrow. She has worked part of the time for Nichols and then has been doing some swimming and diving. I think she has been a certain attraction around the pools - I don't know - but you can arrange to pay her eighteen (\$18) dollars a week for the time she has been on - the past³ three weeks - and then I told her that if you wanted her any longer you could make arrangements with her, or she could work for Nichols if she wanted to work for him.

Carl G. Fisher.

CGF:R

March 15th. 1920.

Mr. Arthur Pancoast,

Miami Beach, Fla.

Something must be done immediately at the beach to protect our chairs that are now used in the afternoons without payment by the loafers that come to the beach.

I want you to make arrangements to put somebody on the gates to collect admission to the beach, as long as we have people coming to the beach. You can easily shut the gate next to the Bath-house, and keep the front gate open. There is no reason why we should furnish chairs for a lot of loafers every afternoon who do more damage to the chairs than the people who pay during the noon hour.

Get together with Mr. Nichols on this matter and make out a plan that you decide to follow, and send me notice of same.

Casino

April 16th, 1920.

Mr. Lon A. Warner,
Miami Metropolis,
Miami, Florida.

Dear Sir :

Here is a story for your paper : Arrangements have been made with Paul Chalfin to remodel the present Casino building. Large entrance stairways will be added; a lounging space for men; smoking room; additional facilities for the ladies. Two more shops will be added to the Casino - and the Miami Beach Casino next year will be operated entirely as a Club. The plans for this Club operation are not entirely completed, but we are now negotiating with one of the best Club men in the United States to handle the Casino from the Club standpoint.

Yours very truly,

CGF:R

MB Casino

THE ALTON BEACH REALTY COMPANY
OCEAN AND BAY FRONT PROPERTY

OFFICE,
MIAMI AVENUE and
LINCOLN ROAD
Address all communications
to the Company

MIAMI BEACH, FLA.

June 2, 1920. (Dict. June 1.)

FH-16-C-6-2-20.

Mr. Carl G. Fisher,
434 North Capitol Ave.,
Indianapolis, Ind.

Dear Mr. Fisher:-

Supplementing my letter of Saturday regard-
ing conditions, etc.

Trust deed in connection with The Flamingo
Company Bonds has been returned approved by the United States
Mortgage & Trust Company, has been executed by us and was re-
turned yesterday to the United States Mortgage & Trust Company
for execution and certification by them. Bonds are being
printed, and we expect to have them done by the latter part of
this week or first part of next week.

T. J. Pancoast strained his back on Sunday
while playing golf and is confined to his home and bed yester-
day and today. Apparently it is nothing serious. He is plan-
ning to leave here to attend a convention of the Rotary Club
at Atlantic City about the middle of this month and has asked
that I supervise matters in connection with the Bay Shore Co.,
and has also intimated that he would like to have me look after
financial matters of the Miami Beach Improvement Company. He
expects to return about the 10th of July. I would appreciate
your advising whether that arrangement meets with your approval.
I am not keen to stay here any longer than is absolutely neces-
sary. On the other hand, I want to do everything that I pos-
sibly can to assist you, even though this may not be the most
congenial place to live during the next six weeks.

I am sure that Van Deren has written you ad-
vising of his accident. The wound seems to be healing all
right and there appear to be no complications. Of course it
has been very painful but I think the worst is over and that
from now on it will mend very rapidly.

I wired you a day or two ago suggesting that
we paint the front office in the new office building in Ivory
White, and if you approve will then paint the other office on
the same floor a Silver Grey. This will make both rooms very
pleasant and I believe that they will meet with your entire ap-
proval.

I have had one or two conferences with
Arthur Pancoast regarding a new building which he wants to have

put up back of the present bath house. He wants a hand-ball court, sun parlors, electric baths, tubs for salt-water baths where the water can be heated and in which the patient may remain for a considerable length of time. Also other paraphernalia of like character. After going over it with him and Schroeder and estimating what the building and part of the equipment would cost I suggested that the investment required would, in my opinion, be much greater than that which you would wish to consider. I therefore suggested that he and Schroeder pare the thing down so that it will be more in the line of what they could get along with rather than what they would like. What they had in mind would cost at least \$75,000.00 and I presume before we got through with it it would run to \$85,000.00 or \$90,000.00. I haven't any idea that you would wish to put up any such building, particularly in view of the fact that they could not show me where they could even make a fair return on the money. The best that they could show me was that they could pay the interest on the investment. In other words, they would just about provide for the expenses and pay 8% on the money, without taking into consideration any depreciation, etc. Even that was somewhat doubtful, taking into consideration what Schroeder would expect to get out of it in the way of compensation. As soon as they submit something definite and reasonable I will take it up with you further.

While on the subject of Arthur Pancoast, I want to say that I have been watching him for sometime past. As a matter of fact I have been making mental notes and observing several things which are going on around here, and shall make recommendations later when I have something tangible to submit. In the case of Arthur Pancoast, however, I would say that he is not efficient. I do not say that in a spirit of criticism, but as a fact. I have talked with him on this subject and he realizes his deficiency and so does his father, and in the course of my conversations it develops that he is a pretty sick man, which accounts for his inefficiency. I am informed by T. J. Pancoast that Arthur has had several examinations and it is the consensus of opinion of the doctors, after taking X-Ray, that both lungs are affected, to a minor extent, and they have insisted that it is essential that he get out of this climate for a while and get up into the mountains. Arthur hangs on because he needs the money and I am very much inclined to believe that one of his reasons for recommending the continuance of the bath house during the summer period was because it added to his income, his compensation being based upon a certain fixed salary, plus a percentage of the gross receipts of the bath house, and he feels that if the bath house closes that his compensation would naturally be reduced or eliminated entirely. In fact, in my talks with him he has indicated that he feels that way about it.

I am convinced from what investigations I have made recently that unless a decided change for the better is made that the maintenance of the bath house during the summer months is not going

to be a paying proposition. If we are going to continue to run the bath house during the summer then we should have summer rates. There is only one way in which we can make money during the summer and that is by volume of business and we are not getting it because our prices are too high. In any event there is no use keeping a sick man on the job, and there is no doubt but what for his own good and eventually your good (if you intend that he shall remain in charge of that work) that he should get away for a couple of months. If his health improves his increased efficiency will more than make up for his absence and we surely want increased efficiency just prior to and during the winter months.

I therefore recommend for your consideration that you authorize Arthur Pancoast to take a vacation of two months with pay, that is, his salary, and that unless you are agreeable to our trying out a reduction in rate to secure a larger volume of business at the bath house that we close the bath house and eliminate all unnecessary expense there. There has been a decided falling off in business during the last two weeks, due I believe to the prevalence of mosquitoes, although, on the other hand, the beach at Hardie's seems to be doing a land-office business. This of course can be accounted for by the fact that their rate is very much less than ours. Upon investigation we find that the rate at Hardie's is 25¢ to 35¢ to parties owning their suits and 50¢ to 80¢ when suits are furnished to patrons. At Smith's Casino the rates are much lower, being 15¢ for room, and 25¢ for room and suit.

King, who as I understand it, is to be the manager of the Miami Beach Electric Company, had a talk with Van Deren and claimed that he was not clothed with sufficient authority and that he had not been properly introduced, and needed certain information which he seemed to be unable to obtain, etc. Van Deren spoke to me about it and I had King come up. I went over the whole matter with him, but the thing that seemed to predominate was the fact that he did not have a car to run around in and obtain information which he desired and that he also was in doubt as to whether he had authority to ask for certain information from Hoskins. He also doubted whether he had authority to question anything that was being done by the Cummins people in the event he was dissatisfied with their work or knew that because of his experience and more recent and advanced practice that it was not the best kind of installation, etc. I panned him down to facts and cases, and in the final analysis could not find where he had asked Hoskins for any information which he had not been able to get, or where there was any room for a reasonable doubt as to what his work or authority was to be. After I had gotten through talking with him he seemed to be relieved and went away feeling differently from when he came. I am going to make it a point to see him again in the next day or two and will keep in close touch with him until Mr. McDuffee gets back. I believe that a little diplomatic handling of this case will have Hoskins and King working like good fellows one with the other.

THEATRICAL
PRODUCERARTISTS'
REPRESENTATIVEMAX HALPERIN
OFFICE MANAGERHARRY SHAPIRO
ROUTING MANAGER

SUITE 1312-1313 MASONIC TEMPLE

CHICAGO, ILL.

Sept. 8th, 1920

Mr. Carl Fisher,
Indianapolis,
Ind.

Casino

Dear Mr. Fisher;

I have been scouting for a tennis player but without much success as they have some ability and no wardrobe, or visa versa, but have been talking with a fellow who is on the lookout for me at the Lincoln Park courts and also at Jackson Park. I may get someone.

I have a couple of orchestras for the Boat and for the Flamingo if we don't get Manderson of Meyer Davis combination, anyway I have a number of men who are very anxious for the engagement.

Am working on the crew for the kitchen and have a very fine steward. Shall I be able to pay fares down and back or only one way for these people. Some of them we will have to import to Florida, you know and they will expect transportation.

Regarding my contract we have agreed that I shall receive four hundred dollars per month and a bonus of ten per cent of the net profits of the Casino Club. In return I expect to give my best work for the interest of Miami Beach and the Carl Fisher interests and furnish the entertainment, manage the Club, and take complete charge of the beach property as per the instructions agreed upon.

If you would like to make a contract incorporating the above I will be glad to have you draw same up and put in what ever clauses you think necessary. Personally I am satisfied that you want me and that we will have not troubles over points in our agreement and there is no contract necessary, and I assure you the place will be handled very nearly as you want it.

sincerely yours,

Roy Mack

Sept. 20th, 1929.

Mr. Roy Mack,
Chicago, Ill.

M B Casino

Dear Mr. Mack:-

I have engaged Professor Baumgardt for January 30th, and 31st, and February 1st. This man is the greatest lecturer in existence and has the finest stereoptican outfit and pictures that you have ever seen. He holds his audiences absolutely spellbound. I have listened to him and he is everything the other fellows are not.

We want to have him get started at the Casino and we will give one of his lectures free to our club members, maybe all three of them free. I dont know what subject would be best but I think we could leave it up to him after he looks over the lay out. Please get him straightened up on your books for these dates.

Tell me how many saxaphones there are in the new orchestra.

Very traly yours,

CGF:EM



MB casino

December 31, 1920.

Mr. C. G. Fisher.,
Miami Beach, Fla.

Dear Sir:

We now have, at the club, Gertude Bennett and Joseph Hess, a very clever dancing team, who give exhibition dancing nightly and also give personal instructions. We have arranged for them to use the balcony at mostly any hour of the day for individual lessons and are now booking their time. If you desire to book any engagement with them for a lesson, if you will let me know I will be very glad to give you their prices and arrange a date.

This is an opportunity to learn some of the finer points of ball-room dancing from a couple whose work speaks for itself and, if you have not seen them perform, we will be very glad to have you come over any night from now on as they will be here all season.

Anna Van Gerow is also organizing a childrens' class which will meet here two afternoons a week, teaching calisthenics and dancing and we will be very glad to have you look into this matter also.

The membership of the club is increasing daily and any of your friends whom you would like to have join, we wish you would get the application in as soon as possible as we are fast reaching the five hundred mark and, after that, we may not be able to take in any season members.

We thank you for your patronage of the club and anything that we can do for you in any way, we will be very glad to have you call upon us.

Very truly yours,

Miami Beach Club.

Roy Mink
Mgr.

MB Casino 1920

Approximate Help for Miami Beach Club.

	Kitchen Help	Per month
Maitre-de-hotel, about		\$200.00
Chef		300.00
Pastry Cook		90.00
Second Cook		80.00
Checker, inside		75.00
Kitchen Help, about five		200.00
Waiters, about ten		300.00
Bus Boys, about three		60.00
Porters, about four		120.00

Outside Help

Check Room Girl	40.00
Wash Room Boy	25.00
Ladies Maid	25.00
Bookkeeper	120.00
Cashier	80.00
Orchestras, about	3200.00
Hostess	150.00
Incidental Help, about	<u>100.00</u>
	\$5065.00

Some of the above will have to include meals.

*File
Mack*

MIAMI BEACH IMPROVEMENT CO.
OCEAN FRONT PROPERTY
MIAMI BEACH, FLORIDA

10-29-21

MB Casino

Mr. Carl G. Fisher,
Indianapolis, Ind.

Dear Mr. Fisher:

I have yours of the 25th inclosing letter from R. B. Baumgardt. I will take the matter up with him direct and arrange for the date.

Mr. St. John arrived this morning and I was talking to him about this and he did not feel it was the right thing to put chairs over the dance floor of his Casino now that they have it in such good shape, and therefore, I think it would be the best thing to take it to the schoolhouse. Mr. St. John suggested that they could use the outside of the dance floor, but I do not think that people would get such a good view from there. Is it your idea that there should be an admission charge for this lecture, or on what basis is it to be conducted? From his letter and your letters, I understand that his services have been paid for, but are we to reimburse you for these services, or just what is the way you want it handled?

I had a pretty plain talk with Mr. St. John. I told him that he took the Casino and Bath House with the best reputation in the world and in the short time he had had it, he had allowed that reputation to dwindle to worse than nothing, for bills have been accumulating all summer and it has put the place in bad repute. Some weeks even the help did not get paid. You know how a lot of people would like to make capital out of that, and no doubt did. He states that he is in position to pay up all the bills and plans to do a lot of things, and among them, he has engaged an orchestra at \$1900 a week, which is supposed to be one of the best in the country, and I guess at that price it should be. He says he is prepared to run it in first-class style and appeal only to the best people, but will have to sell some stock to some of the property owners here to enable him to handle it. He intimated that he had been offered one hundred thousand dollars a year to lease it to some gambling concern, but he does not intend to do this nor entertain the Jews if the people want a first-class place and are willing to support it.

Very truly yours,

Thos. J. Pancoast
Secy-Treas.

MIAMI BEACH IMPROVEMENT CO.
OCEAN FRONT PROPERTY
MIAMI BEACH, FLORIDA

November 2nd, 1921.

Mr. Thos. J. Fanceast,
Miami Beach Improvement Co.,
Miami Beach, Florida.

Dear Mr. Fanceast:

Replying to yours of the 29th - last
year I hired Professor Baumgardt to give a lecture, fig-
uring that we would use the Casino and let him charge

MB Casmo

LAW OFFICES OF

JOSLYN, FINKELSTON, LOVEJOY & CHILSON

1529-34 FIRST NATIONAL BANK BUILDING

DETROIT, MICH.

LEE E. JOELVYN
MAX H. FINKELSTON
EARL LOVEJOY
HOWARD C. CHILSON
LEE E. JOELVYN, JR.
ARTHUR W. SCHLESINGER
ALAN W. JOELVYN

104
MAIN-1529
1281

June 28,

1 9 2 2

Mr. Carl G. Fisher,
Indianapolis, Indiana.

IN RE: ST. JOHN MIAMI BEACH PAVILLION

Dear Mr. Fisher:

When I first saw you in Indianapolis with reference to this matter you defined certain demands and agreed that if Mr. St. John would comply with your demands he would be reinstated in his original contract to purchasers. Since that meeting with you I have seen Humpage and I again saw you here yesterday. You wished me to write you a letter stating what we wanted. We would like much more lenient terms than I am here willing to concede, but will live up to an agreement along the following lines:

We are to pay you \$75,000.00 to apply on our indebtedness to you not later than December 15, 1922. We are to release by that time all liens on the property. We are on that date to have at least \$20,000.00 in the bank for operating expenses; we are to make some arrangement with creditors. Of course, the latter is elastic, because it is presumed that we can make a satisfactory arrangement with all creditors, and we could not at this time define just what the arrangement will be. But I know what is in your mind and I think you know what is in my mind, and that is to get an arrangement with creditors that will permit St. John to operate that place without hindrance from them.

~~We~~ further wish the following:

That a bond issue be made as against your mortgage with a trust arrangement in you, or some person or corporation that you name, fully protecting you - these bonds of course belong to you; that we be permitted to sell these bonds, turning the proceeds over to you, which are to be credited on our indebtedness to you, providing, however, that we pay you not less than \$75,000.00 on or before the 15th day of December and carry out the other terms herein provided.

All expenses in connection with these bonds, both as to

Detroit, Michigan,
June 28, 1922.

#2.

C.G.F.

issuing same and selling same, to be borne by St. John. An agreement along these lines will, we are positive, make it possible to comply with your terms and probably will make it possible for us to pay you a much larger sum.

You also stated to me that as far as you could then see without looking into the details \$10,000.00 was an exhorbitant charge for administration and that you figured \$2,000.00 or \$3,000.00 was proper.

I also stated to you that St. John's version of his arrangement with you was that he was not to pay interest from April 1, 1921 to October, 1921. You answered that you recollectd no such agreement, but told me that you would be open to proof.

I am going to be in Miami Monday. I hope that you will have communicated with your attorneys and that when I leave Miami I will have an agreement with me. I am taking it for granted that you are favorable to St. John and will help him in any way you can as long as your interests are not jeopardized, and that if this is true you will advise Humpage and your Miami attorneys to that effect.

With kindest regards, I am

Very truly yours,

MAX H. ~~SPINKELS~~ ON

MHF:CB

June 29th, 1922

Mr. Max H. Finkelston,
1529 First National Bank Bldg.
Detroit, Michigan.

My dear Mr. Finkelston:

I have yours of the 28th. I believe this letter is along the lines that we talked about, and as I said, I see no reason myself, why we should not go ahead along these lines, but I am sending a copy of your letter on to Humpage.

I don't know exactly how much time and money has been spent in administration expenses. I know a lot of time was given by Humpage, but I am willing to adjust this down to a very reasonable basis. I would like to see St. John handle this Casino, if possible to do so.

Very truly yours,

CARL G. FISHER

Mr. Fisher absent,
signed by MEC

CGF-MEC

and
New York City.

July 21, 1922.

Mr. Max H. Finkelstone,
New York City.

My dear Mr. Finkelstone:

Confirming our conversation today regarding the Miami Beach Casino, and Mr. St. John's interest in same, I would be very glad indeed to see Mr. St. John arrange his financial affairs so that it may relieve the Casino from the present receivership situation; and if he has a number of friends in Detroit who will assist him by subscribing to either a bond, or stock issue that he might create, to take care of the past due indebtedness and insure the working capital, and to arrange to our satisfaction for the removal of liens and creditors, I would be very glad to head a subscription list of this kind for \$5,000.00.

If Mr. St. John can get these affairs straightened up, I would like to help him all that I can to secure the Casino again for next year.

Yours very truly,

CARL G. FISHER.

CCF:ISB

New York City,
July 21, 1922.

Mr. Carl G. Fisher,
New York City.

In re: St. John Casino Company

My dear Mr. Fisher:

I indeed appreciate the spirit of good will that you have shown to Mr. St. John in the negotiations we have carried on for the purpose of working out some plan whereby Mr. St. John can be reinstated in his contract with the Alton Beach Realty Company. And while, of course, in such negotiations, it was necessary to keep in mind the protection of your own interests, I must admit that you have seemed just as anxious to protect the interests of St. John.

I believe the following is a correct statement of the terms which are acceptable to you, and which, if met by Mr. St. John, will regain for him his Miami Beach property. He is to pay the Alton Beach Realty Company \$50,000.00 on or before October 15th; \$25,000.00 on or before November 15th; shall make an arrangement with the creditors of the Casino not later than December 1st, and shall have in a Miami Bank, not later than December 15th, \$20,000.00 for the operating expenses of the Casino for the coming season. The payments of \$50,000.00 and \$25,000.00 - a total of \$75,000.00 - is to be applied on the principal of the mortgage now owing, and accrued interest.

Mr. St. John can raise the money necessary under this arrangement, either by a bond issue, as against the property, or by the sale of stock. If he issues bonds, the same may be first-mortgage bonds - said bond issue to be secured by first-mortgage on the property, and as bonds are sold, the money must be immediately turned over to the Alton Beach Realty Co., at the par value of the bonds. All expense in connection with the issuance and sale of bonds; the making of a new first-mortgage, if same is necessary, to be borne by St. John, or his Casino Corporation.

It is the understanding, also, that you will have the subscription list for the bonds, or the stock with a subscription of \$5,000.00.

I wish to tell you that the terms, above set forth, are fair, and the understanding on our part is clear; that if we do not meet any one of the above terms, St. John's interest in the Casino is entirely terminated; that St. John's reinstatement to the terms of his contract of purchase from you is depended upon the carrying out of all the above terms, and not a part of them.

Your confirmation of this letter, by letter, will be a sufficient agreement in respect hereto, and we will immediately proceed with our arrangements for the carrying out of our agreement.

Yours very truly,

*Approved
by J. & St. J.
& approved
by C.G.F.*

Casino

and
New York City.

July 25, 1922.

Mr. Frank P. Ford,
c/o Forest Park Realty Company,
Asbury Park, N. J.

My dear Mr. Ford:

Replying to yours of the 24th, I have just asked our Mr. Elsener to try and make an appointment here tomorrow with you.

We sold the property to the St. John Company for three hundred thousand dollars, taking a loss for our company in the investment of one hundred thousand dollars. The St. John Company expended about one hundred and forty-five thousand dollars in improvements, consisting of enlargements, kitchen-ware, ice-boxes, furniture, etc.

I would like to give you further information any time you can drop into the office.

Yours very truly,

CARL G. FISHER.

CGF:ISB

MB Casino

PH-9-C-8-7-22.

August 7, 1922.

Miss Raic F. Wonsaker,
Box No. 312,
Midland Beach,
Staten Island, N. Y.

My dear Miss Wonsaker:

Your letter of August 4th just received this morning. I am sorry that my previous letter appeared to be harsh, as it was not so intended, but the facts are just as I outlined them to you.

It is not to be wondered at that you are somewhat at a loss to understand the connection, or lack of connection between myself as a representative of the Alton Beach Realty Company on the one hand, and as Receiver of the St. John Miami Beach Casino Co. on the other hand, but the fact remains that there is a great difference, and as far as the Alton Beach Realty Company is concerned, the properties of the St. John Miami Beach Casino Co. are entirely out of their hands, as they were sold to Fred St. John, who later transferred them to the St. John Miami Beach Casino Co. The Alton Beach Realty Company have no more right to make a deal to sell the properties or to lease them, or to operate them, or to do anything whatsoever with them, than either you or I have as individuals. The ownership at this moment rests with the St. John Miami Beach Casino Co. They still own the properties, and they will be considered as the owners if they redeem their pledges prior to the sale of the properties. In other words, if tomorrow Mr. St. John and his associates should pay all that they owe the Alton Beach Realty Company, including expenses, interest charges, etc., up to date, the Receiver might be ordered by the Court to turn the properties back to the St. John Miami Beach Casino Co. Of course, the Alton Beach Realty Company could refuse to accept payment in full, but I doubt very much whether the Court would accept their refusal, and I think that St. John's indebtedness to the Alton Beach Realty Company would be considered by the Court as canceled, and St. John be given the real estate and buildings back again.

But that isn't all - there is a second Receivership, which covers all of the new equipment and the additions to the buildings, and there are about 135 or 140 creditors who have an interest in that. That would mean that, in order to get that part of the property released, St. John would have to pay up all of that indebtedness, but if he did there is no doubt but what the Court would then order the equipment turned back to St. John. But if and prior to the

Miss Winkler, 42.

August 7, 1922.

time that the foreclosure and other proceedings are consummated, St. John should not pay in full either one or the other, then the writer, as Receiver for the St. John Miami Beach Casino Co., and not for the Alton Beach Realty Company, would be required by the Court to offer the properties for sale in whole or in part, depending upon what the Court's attitude might be. The Court might leave the matter entirely in the hands of the Receiver to determine whether the property should be sold as a whole, or whether he segregate the properties, and sell the Casino separately, the bath houses, etc., separately, and the equipment separately.

Miss Wansler, #2.

August 7, 1922.

time that the foreclosure and other proceedings are consummated, St. John should not pay in full either one or the other, then the writer, as Receiver for the St. John Miami Beach Casino Co., and not for the Alton Beach Realty Company, would be required by the Court to offer the properties for sale in whole or in part, depending upon what the Court's attitude might be. The Court might leave the matter entirely in the hands of the Receiver to determine whether the property should be sold in whole or in part, that is, whether he should segregate the properties, and sell the Casino separately, the bath houses, etc., separately, and the equipment separately, or whether they should be combined and sold as one piece.

That is the situation, and there isn't anything that the writer can do or say until the Court orders either a sale or issues other instructions regarding this property. And I am not now, nor have I been at any time since having been appointed Receiver of the properties authorized by the Court, nor could I of my own volition without the authority of the Court, make any arrangement with you or with anybody else whereby, upon your or anybody else's securing a customer or prospect for the sale of the properties, you or they are to be paid a commission for securing the prospect or doing anything whatsoever in the effecting of a sale. And, consequently, while you may, in talking with me on the subject ~~of~~ the possibility of interesting the Howport people in the purchase of the properties, have assumed that you would be entitled to receive and would receive a commission, you will recall, as you have admitted in your letter, that no reference was made to any commission, and that if reference had been made to it the writer would have advised you then, as he has since, that he was not in any sense authorized to make any arrangement with you or with anybody else, first, which would assure you of a commission in the event that an eventual sale was effected, and, secondly, that he couldn't at this time or at any later period, without the authority of the Court and as Receiver of the properties, make an agreement which would in any way bind the Receiver or the Court regarding the sale of these properties without first receiving the Court's authority.

So you see that as it stands I could not today say to the Howport people, or to anybody else that if an offer were made for the properties they could be sold to them, nor am I in a position to set a price or effect a sale without first submitting the whole transaction to the Court, and it is quite possible that the Court would consider that a commission could not be paid, or if the Court did decide that a commission should be paid I doubt very much whether the Court would permit any such commission as five per cent. on a deal of this kind.

Insofar as I personally am concerned, and as an officer of the Alton

Miss Wansler, #5.

August 7, 1922.

Beach Realty Company, I would say that when the properties were originally sold, they were sold without any commission being paid to anyone, as the price received by the Alton Beach Realty Company was so low that they would not and did not pay a commission for the sale of those properties.

I have tried to make the situation entirely clear to you, so that you will understand it is not a question of what I should like to do personally, or what as a representative of the Alton Beach Realty Company I would be justified in doing, because neither one case nor the other applies, that is, neither personally nor as a representative of the Alton Beach Realty Company have I been nor am I now authorized to effect a sale or promise a commission, or agree to the payment of any commission, whether it be five per cent. or one per cent., and that when I wrote you previously I tried to make it perfectly plain that you must look at this, not considering that you had discussed the matter with the Alton Beach Realty Co., but with the writer as Receiver of the properties, which at the present time and until final court proceedings are consummated are and will be the property of the St. John Miami Beach Casino Co.

I hope that I have made this entirely clear to you, and that you will understand there is no discrimination or desire to treat you other than fairly in the transaction.

Yours very truly,

F. R. Humpage,
Receiver,
ST. JOHN MIAMI BEACH CASINO COMPANY.

730 Fifth Avenue, New York,
October 20th, 1922.

Carl G. Fisher, Esq.,
Indianapolis, Ind.

Subject:- Casino.

Dear Mr. Fisher:-

I had another talk to-day with Mr. Shattuck, but did not meet the other Schrafft Brothers. This morning, Mr. Foley also called at the office regarding Mr. Shattuck. Foley was a kind of "fore-runner" of Shattuck, because he hinted that he thought the Shattucks would be interested in taking over the Casino, but that they felt the rental was too much.

In my afternoon talk with Mr. Shattuck he said they would like to go to the Beach, but felt the rental of \$43,000 to \$60,000. was more than they could see at the present time. They did not want to go there and have to charge off a loss, etc. I told him the "Bath houses" alone would pay the rental, and everything outside of the bath houses was profit. They are sold on the idea of operating the Casino, but are "shrewd bargainers"! Mr. Shattuck finally suggested \$25,000. per annum, and I told him Mr. Fisher had refused such an offer some weeks ago. He finally said that if he could be assured of the rent receipt of the bath houses, and also receive a better price than \$450,000. for purchase, he would arrange to have three of his partners and himself go to the Beach for a complete inspection of the Casino. I told them that if they would go down about November 1st, you would doubtless be there also, but that some other people were planning considering the purchase of the Casino, and we were to have a conference with them this coming week. I further said I would communicate with Mr. Fisher and tell him of their suggestions.

Frankly, I think they will pay the rental if they find there is no other price at less. Will get in touch with Mr. Shattuck as soon as I get word from you.

Very truly yours,



Joseph Elsenor.

M-B Casino

November 6th, 1922.

Miss Raie Wansker,
c/o A. G. Michaels Co.
256 Church St.
New York City.

My dear Miss Wansker:

Replying to your letter of the 51st, as I explained to you in New York, personally, our company has nothing whatever to do with the sale of the Casino. The Casino is to be sold by the Court at auction. If we are the purchasers of the Casino we will offer it for sale, but we will not now or at any time agree to pay a commission to assist us. As I told you in New York, I would be very glad to show my good will for your good will, but if this isn't satisfactory you may consider this as notice now that we will refuse and resist to pay you any commission to assist us in the sale of the Casino; and we don't ask for your assistance now or at any other time. You have never been authorized by this company to represent us in any manner whatever, and while I dislike very much to write you a letter of this kind, it seems to be necessary to do so in order for you to understand that we are not in the habit of making miscellaneous arrangements with miscellaneous sales people to assist us in the sale of property.

Very truly yours,

Carl G. Fisher.

CGF-MEC

Casino & Bath House

Casino	
Buildings & Land	5829324
Furn.	1744452
Street Lights	188806
Casino Shops.	1057127

Bath House	
Buildings	12888435
Equipment	1306953

Land included
in above as we
purchased land
and buildings
for \$20,000 ⁰⁰ See 297

St. John Added	
Buildings	4805859
Furn	6132013

CASINO BONDS

8%. Interest

Mature:

June 1, 1924	\$24,000.
" 1925	24,000.
" 1926	24,000.
" 1927	24,000.
" 1928	24,000.
" 1929	24,000.
" 1930	24,000.
" 1931	24,000.
" 1932	24,000.
" 1933	24,000.

Property appraisal \$575,000.

400 x 200

adjacent north 50 ft.

\$40,000. notes due June 1, 1923.

Manufacturers Trust Company,
139 Broadway,
New York, N. Y.

Finance

In the matter of the 6% First Mortgage Bonds of Miami Beach Casino Co., of December 1, 1922, maturing in principal amounts of \$24,000 on June 1, 1926 and on each succeeding June 1 thereafter.

Dear Sirs:-

In and by our communication of April 11th, 1925 in the above matter, we, in consideration of your purchase of \$192,000 principal amount of the above mentioned bonds, out of an authorized issue of \$240,000, guaranteed the payment of principal and interest on said bonds. On June 1st, 1929, the sum of \$24,000 of said bonds fell due and was not paid, and at the same time interest due on \$120,000 of the principal thereof, amounting to \$4800 was not paid.

The obligor on said bonds, Miami Beach Casino Co., desires to postpone payment of said \$24,000 principal to January 15th, 1930, and we understand that you are willing to grant that extension of time and to waive any rights or options resulting from said default, provided that said \$4800 interest is paid and provided that we, as guarantors of the bonds, consent to such extension and agree to continue, as per our original contract, to be obligated as guarantors of the payment of the principal and interest on all of said \$192,000 bonds which remain outstanding and unpaid, including the said \$24,000 due June 1st, 1929.

This is to confirm our oral agreement with you in the premises that in consideration of your waiving any rights or options resulting from said default and non-payment of \$24,000 bonds and \$4800 interest, and your agreement that the status of all said bonds shall be restored as tho no default in payments of either principal or interest had been made, and in consideration of our interest in the issuing company as indicated in said communication of April 11th, 1925, we consent that said extension of time of payment of said \$24,000 bonds up to January 15th, 1930, be made, and we agree to remain obligated as guarantors of and for the payment of the principal of and interest on the above mentioned bonds remaining outstanding, including the \$24,000 bonds in respect of which you, on receipt of said \$4800 interest, agree to take no action for non-payment until January 15th, 1930.

We agree that we shall continue to be bound as guarantors of the payment of said bonds at the new due date as extended, the same as we were bound to payment on said original dates. You agree, on receipt of said \$4800 interest, to accept the new dates of payment in all respects as if such dates had been fixed by the original agreement.

On receipt of the \$4800 interest, kindly acknowledge same and confirm this understanding by letter to the Miami Beach Casino Co. and send us a duplicate-original thereof.

Very truly yours,

THE CARL G. FISHER COMPANY

By