

C O P Y.

MODEL LAND COMPANY

St. Augustine, Fla., Feb. 9th, 1918.

Mr. W. E. Wright,
C/o F. S. Morse,
Miami, Fla.

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Dear Sir:-

Confirming my verbal statement to you that if the lands in Township #60, Range #34, and Township #60, Range #35, approximately 30,000 acres, described in a Contract made between the Model Land Co., and C. R. Whelan, were not purchased by Mr. Whelan prior to Feb. 1st, you might have the privilege of purchasing said lands at the price of \$12.50 per acre. I advised you that this offer was made with the expectation and understanding on my part that although the lands were under Contract to Mr. Whelan, (such Contract to expire on Feb. 1st,) that you and your prospective purchasers would examine the lands before the first day of February, and determine whether or not you desired to purchase same, and if you determined that you wished to purchase said lands that you would avail yourself of the privilege immediately upon the expiration of the Contract made with Mr. Whelan, namely, on the first or second day of February.

I have heard nothing from you indicating that you had made a determination to accept my offer.

We are desirous of selling the land, but hereafter we do not intend to give options for the purpose of allowing prospective purchasers to examine the lands.

If you consider that you have a reasonable prospect of interesting a purchaser for the lands described in the Contract made with Mr. Whelan, namely Sections #1, 2, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, Twp. #60, S.R. #34 East, Sections #3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, Twp. #60, Range #35 East, and Section #2, Twp. #61, S.R. #35 East, containing approximately 29,030 acres, the Model Land Co. will at any time prior to the 20th day of February, 1918, make a Contract of sale to any customer you may introduce, at the price of \$12.50 per acre; payable cash \$1.00 an acre on or before said 20th day of February, balance to be paid as follows; - \$29,030.00 on the 27th day of November, 1918; \$101,605.00 on the 27th day of November, 1919; \$101,605 on the 27th day of November, 1920, and \$101,605.00 on the 27th day of November, 1921, with interest at the rate of 6% per annum on the deferred payments; purchaser to pay all taxes levied upon said lands until the final payment, and execute a Contract to purchase on our regular form of Contract; provided, however, - (and this offer is made subject to this express provision), that such purchaser, or purchasers, introduced by you shall give satisfactory guarantee that he has, or controls, sufficient means to make the necessary developments in the way of drainage, roads, etc., which this tract of land requires to make a successful enterprise in the hands of the new owners. In other words the Model Land Co. will not sell this body of land to a person, or persons, without means who expect to get their money back and profit by selling the lands in their present wild state to small holders, buying with the belief, or

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upon representations that the lands are subject to settlement and cultivation without a considerable expenditure for roads and drainage.

As you come to us through Mr. Powers the commission for any sale made would be payable to Mr. Powers at the rate of \$1.50 per acre, of which amount of commissions it is understood that you have a contract with Mr. Powers to pay you 50¢ an acre.

Yours very truly,

(Signed) J. E. Ingraham.

President.