advertized for a long time with a lettered board but could get no Tenant for it, nor would this seem strange to you, if you knew any thing of the state of Affairs here for some years past. Mauvers I have had it set since July last, to Mr. Delap at £14. 16. 0 P Annum, and he declared he took it at that only to have the exclusive right of the Tackle, and whether I give him a lease of it or not at that rent is subject to your answer and as I made that reserve he also would not hold himself bound but have the same reserve and I really think that if he holds it at that, better cannot be done nor do I see any prospect, that the concern could be disposed of in any way but as it is There has been no dividend made on Phelps Estate and I begin to think never will. I have written letters to one party and another until I was tired out, and wanted many an hours sleep about it, I have also been at Young and Drumpatrick at times and with the assistance of our mutual good friend John Barnett have done every thing in my power but going to law and we still have hopes of getting at least a part of the rent indeed we have a promise of a year and a half which was alone claimed for, but still the getting it is very doubtful. Your friend David Kinie got £10. 0. 11 from me which he said you ordered him to get to purchase linens for you. I also paid your Draft in favour of Penrose Robenson since I wrote you last for £100 — Circumstances have turned up so that I have only a few minutes to write and being so limited and as some of your family are I believe writing long letters you must excuse me for not entering on any news to you and believe me with the most sincere regard for your family

Your affectionate Friend
Wm. Napier

P.S. There is very little business of any sort doing here and plenty of capital stores to let and also houses. For the kind of people that deal with me namely publicans they have failed I may say to a man. Indeed they have quite robbed me of all accounts and many of them were pretty large and how we may get on in future I know not but the prospect is very dreary