and four years without interest, for in fact no landed property in Annapolis would rent for the interest of the Capital or any thing near it —

2nd I now offer you the house and all the improvements on lots Nos 10, 11, 12, 13 in Sq. No 185 all of which front either on 17th or K Streets containing 10,721 Sq. ft exclusive of the alleys (see the plan) with all the privileges unto them appertaining and one thousand dollars cash, for your property in Annapolis aforesaid, provided I can get possession of it immediately, or if Mrs Chase who has no family will give up one side of the house so that I may remove my furniture there & have a bed chamber for my own use provided my business should call me there without my family before April next —

3rd — On the above terms in lieu of paying any cash I will add to the above property Lots Nos 14 & 15 containing 128,777 Sq. ft exclusive of the Alleys (see the plan) & give the whole in exchange for your property in Annapolis & 150 Acres of good land capable of improvement in your vicinity & thus close the business at once —

4th Or I will exchange the whole of my property (see the plan) for your property in Annapolis & 450 Acres of good land in your vicinity provided it is well located & capable of being converted into a good farm, which by being contiguous to your habitation would increase the value of both the establishments in a few years, which although of no use at present may be to my children —

5th As I have no wish to alleniate my property in Washington if I could possibly avoid it, as it must double its value at least in a very few years, & having a considerable claim on the Spanish govt for which five millions of dollars have been appropriated by our govt to be paid to the claimants after the Treaty with Spain for the cession of the Floridas to the United States is ratified, & as it appears by the inclosed extract from the Intelligencer of the 25 Ulto that that event has probably taken place, if it should suit you to wait until those claims are liquidated I would agree to pay you then your full price say $6000 for your Annapolis property immediately on the liquidation of my claims, which are of such a nature as to admit of no doubt as can be seen by perusing the papers or on application to the Department of State and are probably the very first which will be liquidated having originated in 1797 & 1798 & in which the government are likewise interested — And would give a lien on the property until paid for your security Awaiting your answer I continue very respectfully

Sir

Your Obt Servt

James Leander Cathcart

Be pleased to inform me what tax is paid on any part of the Land which you may be disposed to alleniate Please to write