

Sebastopol, Calif.
Nov. 27, 1942.

Dear Kazuo:

Got your short note and will endeavor to get those things off to you right away, that is, as soon as I can get them packed for shipping.

Mr. Winkler was down yesterday and made the final settlement on the ranch proceeds. The check was \$139.54. We took care of the expense on the boiler out of the late apple proceeds. I will send you a statement later on showing all the transactions. In the meantime, the purpose of this letter is to tell you that Mr. Winkler is interested in the place for the coming year and here is his proposition: He will put on fertilizer, expects you to pay for one-half of the cost of the fertilizer. He will prune, spray, cultivate and harvest the crop for 75% of the proceeds. He would like the privilege of having the dryer, however, wants it stipulated in the lease that in the event he cannot get help to operate it, that he will not be liable for any set amount of rent. He also wants the use of any and all the equipment that will be necessary to properly carry on the operations during the season. I presume this means the tractor, sprayer, discs, harrow, ladders, picking bags, boxes. I am not sure just how much he would need, but he said all that was necessary, as I understood it.

WINKLER
PROPOSITION

So far there have been two others interested in the place and I haven't told Mr. Fuller about either one of them because I already wrote you about one of them and I knew that you would not be willing to have him around there. The other one would be a worry to me and I don't believe would take the proper care of anything. I know of one more prospect that I am sure will make better terms than Winkler, however, he is another one that would bear watching and I know that he has no help at all right now to start pruning or scattering fertilizer.

Sam is still here and so is the other fellow who wants to learn to prune. How long they will stay is anybody's guess. As you know, Sam would like to take care of the place, especially because your Grandpop wrote him and asked him to stay there, but the fact that he can't hang on to his money makes him afraid to try and handle it.

Talk over this deal with your Dad and Grandma and let me know what you think of it. I plan on seeing Tauzer as soon as I hear from you and get his O.K. on whatever takes place, as he has informed me emphatically that he and the court must pass on all leases. Write me as soon as possible on this.

Sincerely,

Lea Perry