induced in your absence to call on Mrs Carter myself & inform her that we expected the house to be delivered to us in good order at the time your Lease expired & afterwards sent several times to her to hasten her removal & received repeated assurances that the house should be ready. I heard nothing of the story of the sick Lady from her, nor was any indulgence asked for or given that I ever heard of. I have no claim on Mrs Carter either for rent or [illegible] was Tenant & she was yours you are responsible to us & she to you & to you only shall I look for payment. The glaziers bill was for mending Windows which she left broken & which you received whole & in good order. The carpenters bill was for repairs in his line of business of injuries sustained by carelessness or by violence for which you only are answerable to us. & to you therefore shall I look for the payment of the acct exhibited. besides the charges I have made, which are specific & vouch by the bills we have paid. there are other injuries to the house by defacing the Papers & Paint work &c to an amount not yet ascertained but certainly so great as to induce me to wish I had given you the Rent rather than to have had the house so misemproved & abused.

I am Sir yours &c

Stephen Higginson