

cast, and wooden buildings. Note.—When any building is occupied by more than one tenant the highest rate applicable to the greatest fire hazard shall be applicable to all. Buildings in course of construction to be rated in the meantime at the minimum of their class. The minimum rates per \$100 on both buildings and contents are as follow :

DESCRIP- TION.	Champlain, St. Lewis, Palace, St. Peter's Wards, and Grand Allee in Montcalm Ward.			St. Rochs, Jacques Cartier, St. John and Montcalm (exclusive of Grand Allee), Wards.			St. Saureur		
	1st.	2nd.	3rd.	1st.	2nd.	3rd.	1st.	2nd.	3rd.
Dwellings50	62½	1.50	.62½	.75	2.00	.75	1.00	2.00
Wholesale Stores and Storage Warehouses	.75	1.00	1.50	1.00	1.25	2.00	1.50	2.00	3.00
Retail Stores..	1.00	1.25	2.00	1.25	1.50	2.50	1.50	2.00	3.00

In the originally-prepared agreement, asylums, banks, churches, colleges, convents, hospitals, court houses, city, fire and market halls, jails and schoolhouses were included in the rate for dwellings, but it was found impossible to agree as to these, and the document was amended as it now stands, the above class of buildings being left open for competition. The following stipulations have been embodied in the agreement: 1.—That the taking of three year risks for two year premiums be discontinued in the district now specially rated. 2.—That further insurances without notice be also discontinued, except for exclusively wholesale establishments. 3.—That trades, factories or establishments (exclusive of workers in wood) worked by hand be charged an additional rate of $\frac{1}{4}$ (one-quarter) per cent. to the ordinary retail rate, and that those worked by steam power be charged an additional $\frac{1}{2}$ (one-half) per cent. to the same. The new rates will probably go into effect next week.

THE NOBILITY OF TRADE.

The perplexities that come within the range of honorable traffic are many and continual. But the greatest of these, perhaps, is the difficulty which arises from the prevalence of surrounding fraud in every branch of trade. The honest and upright man of business often finds himself placed in temporary disadvantage, by the greater immediate facilities for success which others derive from a fraudulent pursuit of the same course of occupation. Destitute of conscience and honor, and indifferent to right principles and the claims of truth, they can make false representations without hesitation, and take advantage of ignorance without compunction. The habits of deception often produce wonderful adroitness and skill in the management of the deceit. The alacrity of the pickpocket in the use of the nicely-concocted knife in his finger-ring, often renders him more than a match for any vigilance. The skill of the counterfeiter sometimes almost defies the most practised power of detection. And the unprincipled and violent portion of

men seem for a season, in politics, in society, in trade, to triumph easily over honest and upright men in their pursuit of place or gain. The likelihood of success appears thus to place a premium upon fraud. The contest between honesty and knavery amidst the varied apparent disadvantages which attend upon the former is often for a time extremely unequal. The honest dealer who struggles forward in the faithful and assiduous employment of his lawful and honorable opportunities for gain, resolving to maintain integrity in all his transactions, appears to have but little chance of success, in competition with a fraudulent neighbor, who buys without concern whether he shall ever pay, and borrows, in enormous disproportion to his own ability, of the funds of others, reckless whether they shall ever be restored. To the one a failure, without the means to redeem the sacred pledges of his honest debts is not only a dishonor in trade, but is also a violation of his own conscience of right, a result which inflicts far more pain upon a sensitive and upright mind than the mere pressure of outward disgrace. To the other failure of payment is but a source of gain. He readily secretes from his creditors the stolen property in his possession, and settles his conscience and his debts at the lowest possible percentage of payment, and then chooses to represent himself as honorably discharged from obligation, and authorized to commence a new career with an entire oblivion of the past. The difficulties of active business, in such circumstances of competition, become very great. The man of conscience, honesty and truth, must often be content with the smallest gains during the period of such a contest, in the constant assurance of the compensating fact that the ultimate result of his operations will show him to have been no loser by his fidelity to truth and integrity.

There is a principle of honor involved in the discharge of human business which beams with keen defiance on the most accumulated power of fraud, and shines with undimmed lustre in the most secret darkness of concealment. There are merchants who shrink with a noble abhorrence from the contact of deceit, and turn their backs with instant loathing from all the delusive promises of ill-gotten gain. They neither look upon the tempting cheat, nor hearken to its most honeyed solicitations. The interests and property of others are as safe in their hands as in the hands of the owners thereof. Their promise is a sure security, and those who rely upon them never find themselves deceived. Their friendship is the very soul of fidelity, equally an honor and a pleasure to those to whom it is extended. Such men are the nobility of trade. The community rejoice in their success, and multitudes partake of the benefits which flow from it. In influence, and in example, their intercourse with others is like the genial dew of heaven, everywhere descending, and descending only to fertilize and prosper. To our young and rising men of business these men should be examples and serve as stimulants in building up an honorable career.—*N. Y. Dry Goods Reporter.*

FINANCIAL CONDITION OF THE POPULATION OF ENGLAND.

At a recent meeting of the British Association, a statistical report, carefully prepared after months of investigation into the earnings, cost of living, and savings of the population of England, was made. The committee having the matter in charge divide the population into two classes—one of operatives or laborers, and another including the wealthy and middle classes. They also attempt to designate the amount spent by each for necessities and for luxuries, and the amount of annual savings. The committee announced that there was a difference of opinion as to what constituted luxuries and necessities, but they had concluded to include in the former fruit, beer, spirits, wine, silk, silver plate, jewelry, tobacco, theatres, and amusements. The working classes or operatives were found to have an income of

£436,000,000. Of this £338,000,000 was expended for necessities, £75,600,000 for luxuries, and about £13,000,000 was saved. The middle and wealthy classes aggregated £564,000,000 income, of which £390,000,000 was expended for necessities, and £64,000,000 for luxuries, the surplus for saving being £110,000,000. Assuming the population of that country to be 30,000,000, and changing the amounts from pounds sterling to dollars, it will be seen that the average income of each person annually is about \$166, or a fraction less than 46 cents for each day in the year, and that the average amount expended for all purposes, less savings, is \$144 annually, or 40 cents per day for each man, woman and child on the British Islands, exclusive of Ireland.

The report would have been more interesting as showing the actual condition of the population, and especially of the working people, if the number of persons included in each of the above classifications were given. Of course the mass is included in the former class, and as the expenditures of the middle and wealthy are very far above the average as given, that of the laboring class must be correspondingly lower, and illustrates in a general way the limited subsistence they must receive. But small as the amount expended for subsistence of operatives is, they manage to withhold from it a very creditable sum for savings, which further illustrates a degree of thrift under discouraging circumstances. From it it will be observed that although the poor, as they are termed, are not growing poorer, the rich are growing richer in a much larger ratio.—*N. Y. Dry Goods Reporter.*

MERCANTILE INTEGRITY.

The relation of a man of business to the party who gives him credit, or advances him pecuniary means, or is upon his notes, is of the most honorable character. It belongs to a common morality, as well as mercantile reputation, that a man should not allow such party to suffer in the least degree, or be placed in danger by any of his acts. Reckless speculation not only is prohibited, but a nice sense of honor would say, all unnecessary outlay, and everything which may impair the ability squarely and full to meet all claims. In the conduct of business much is necessarily afloat, and the results are much affected by contingencies which cannot be foreseen. Hence, it is a difficult point to decide what a man can withdraw and put by in a form which will yield nothing in the great matter of pecuniary obligation. The dictate of wisdom is, to be sure to be on the safe side, which is the side of honor and integrity. The neglect of this has done much to bring reproach on business men, and to make mercantile morality a burlesque. There is often cruelty, as well as disingenuousness in the manner, in which men waste in luxurious expenditures what belongs to other men's wives and children, and by their consequent insolvency bring loss, and often misery, on those whom every dictate of common honesty should bind them to sustain, by securing to them their dues. Men might almost as well rob on the highway, as defraud such by a great crash, brought on by extravagance and folly. In this day of costly edifices and rich furniture, and a style of living to correspond, it takes no insignificant amount to make up the proper style of a merchant prince; and if the man has not reached a point beyond uncertainty, he may leave other people to pay for his ambitious notions.

This is quite frequently the case, and leads to great deceptions in the formation of a basis on which settlements with creditors are to be made. He compounds with a trusting creditor for ten per cent., perhaps, or fifty per cent. of his debt, and thus holds himself honorably released. He subsequently engages in successful trade, or is employed at a large salary, or gains liberal remuneration for some employment of talent, and considers himself free and prosperous. He builds him new houses; sets out with a richly furnished home and display; and often meets the men whose hopes he has