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return from the woods, and had told her everything. Mrs. Ford was at first overwhelmed. Then she burst into tears. Then she sent for Joe. The usual scene had ensued, during which his gentleness and his courtesy had touched her. There is no gainsaying that it had its effect. Even she could not deny his sincerity or his love for Sue. She had embraced him in the end, and under the stress of emotion and her fast-returning tears (for she had a tender heart, poor soul) had patted him affectionately on the shoulder, declaring that she was sure he would make Sue a good husband. Ebner Ford standing by, ready with his best deportment and his long hand for the fifth time during the interview to congratulate him.

What worried the promoter most was what the new building for the Lawyers' Consolidated Trust Company would cost. He already began to compute the Atwater-Grimsby percentage as being more or less of a personal asset to himself. All things reflected upon, he considered "girlie's latest move" in a promising light. The only thing he regretted was that the award had not been for a colossal hotel as big as the Fifth Avenue. In that case he felt that his prerogative as a father-in-law would entitle him to supplying its subterraneous portion with a steam-mangle plant, and give him a ten-year contract for the entire wash of the establishment, from guests to barber-shop.

There was one gentleman, however, who lived on the top floor, whose heart beat with entire approval. If any one had been instrumental in bringing about