

value of the furniture he put into it. We agreed that if the landlord would do this and let us furnish the house according to the plans laid down in our book, that we would take the house. But unfortunately this arrangement did not suit the landlord, although he was in the habit of furnishing houses for tenants and charging them ten per cent. on the cost.

I saw him myself and talked to him about it.

"But you see," said he, when I had shown him our list of articles necessary for the furnishing of a house, "it would not pay me to buy all these things, and rent them out to you. If you only wanted heavy furniture, which would last for years, the plan would answer, but you want everything. I believe the small conveniences you have on this list come to more money than the furniture and carpets."

"Oh, yes," said I. "We are not so very particular about furniture and carpets, but these little conveniences are the things that make house-keeping pleasant, and,—speaking from a common-sense point of view,—profitable."

"That may be," he answered, "but I can't afford to make matters pleasant and profitable for you in that way. Now, then, let us look at one or two particulars. Here, on your list, is an ice-pick: twenty-five cents. Now, if I buy that ice-pick and rent it to you at two and a half cents a year, I shall not get my money back un-