

Prize Profiteer Lease for City Is Discovered

West Side Flat Dwellers Must Not Smoke or Have Pianos and Must Pay for All Their Own Repairs

Fight Vermin at Own Cost Landlord Refuses to Promise Heat and Reserves Right to Evict at Day's Notice

Consider, before you rail too vociferously at your own landlord, the condition in which the tenants of several blocks of apartment houses on the West Side are held under the terms of the leases prepared by the real estate company managing them.

A copy of one of these leases has come into the possession of The Tribune. It is termed by the Mayor's Committee on Rent Profiteering, to which it was shown yesterday, "the most arbitrary, one-sided form of rental contract" which has ever come to its notice.

Under the contract the tenant, besides paying a substantial rental, is supposed to do the following things: He must repair all damage to the ceilings, walls, plumbing, wiring and gas fixtures.

He must make good all breakages, from whatever cause. He must employ no one but the janitor to do cleaning work.

He must keep the floors carpeted. He must not have a piano, save by special permission.

He must submit to having water and heat cut off, in the opinion of the landlord, he wastes it.

He must not smoke. He must furthermore obey any rules laid down by the landlord, whether they are incorporated in the lease or not.

On the other hand, the real estate company, under the terms of the contract, is absolved from all responsibility.

Lack of heat if the furnace breaks down. Damage caused by "fumes, smoke, dust, vapors, hot water, rain, snow, gas, steam or electricity."

If the tenant refuses or is unable to live up to the letter of the contract the landlord can give him an order, for in the lease the tenant waives the service of any notice as provided for in the Code of Civil Procedure.

David Hochstadt, Commissioner of Health, also denounced the contract yesterday, and said he believed no court would evict a tenant for refusing to live up to the provisions of this lease.

Held to Violate City Laws Charles C. Hughes, assistant to Chairman Nathan Hirsch, of the Committee on Rent Profiteering, and Leo Kennedy, both said that it was their belief that the lease violated the laws of the City Health Department regarding heat and water regulations, and called for the "most arbitrary contract verbiage" they had ever read.

Mr. Hughes and Mr. Mayer also said that any tenant suffering from the terms of this contract would have a full opportunity to obtain redress from the Mayor's Committee.

Among the clauses in the lease, which is approximately 5,000 words in length, are the following: "No tenant shall employ any other person than the janitor of the building for the purpose of cleaning the leased premises."

"The landlord reserves the right to rescind any rules and to make such other and further rules and regulations as he may think necessary from time to time for the safety of the premises and its care and cleanliness and for the preservation of good order therein, and said rules shall have the same force and effect as if originally herein prescribed."

"No pianos shall be taken in or removed without the written consent of the landlord."

Marine Hero's War Deeds Cleanse Past of Crime

Clerk Who Flew While Books Were \$15,000 Short Enlisted Under Assumed Name, Then Won Decoration for Bravery and Pardon for Faults

BOSTON, Dec. 26.—Two and a half years ago a fugitive from justice, and hunted throughout the country as the \$20-a-week clerk who fled from the Federal Trust Company here with his books short some \$15,000, Arthur E. Abbott today is an honored sergeant in the United States Marines, wearing a Croix de Guerre for brilliant service in the Argonne, and free from paying the legal penalty for his crime.

The facts in the case became known today, when District Attorney Pelletier admitted that he had placed Abbott on probation after the man had been arrested in Portsmouth, N. H., where he had been sent in the line of duty.

It now develops that when Abbott fled from Boston he went to New Orleans with an employee of another Boston bank, who was implicated in the theft. There they parted, Abbott enlisting in the Marine Corps under the name of William Haskell.

He went overseas with the 13th Regiment of Marines, was one of the forty-four members of the 1,200 marines who went through the Argonne, fought at Toul, Chateau Thierry, the Marne and Soissons, won the Croix de Guerre and promotion to corporal and was wounded three times.

General Pétain's citation conferring on "Haskell" the Croix de Guerre read: "Private William H. Haskell, Company H, 8th Regiment of Marines, at the time of the engagement near Vierzey, July 19, 1918, advanced beyond the front line to a position from which he was able to flank an enemy machine gun. With one comrade he took nine prisoners and captured the gun."

Three times Abbott just escaped death. First it was a bullet through his hip, next a bullet through his face, last gas. He went through to the end and started with the army of occupation for Germany. An old wound opened, however, and he was ordered back to the United States. In January, 1918, at Camp Pontio, Pontio, Va., he was discharged with honor, and immediately reenlisted, and was detailed aboard the U. S. S. Dolphin. The ship was ordered to the Portsmouth (N. H.) Navy Yard and there Haskell was recognized by a police circular as Abbott.

He was arrested and brought to Boston. When Abbott came before District Attorney Pelletier, and the latter was satisfied as to his fine war record, the Suffolk County official placed him on probation. Abbott was immediately re-arrested by the Navy Department, charged with enlisting under a false name. Captain Grady, of the Dolphin, believed, as did District Attorney Pelletier, that Abbott having made good the past should be forgiven, and accordingly wrote to the major general commanding the marines at Washington.

"I consider this man a real soldier. He has always conducted himself in a soldierly manner. It is desired that this man be retained on board the Dolphin for duty."

Captain Grady then promoted him to Sergeant. Since that time he is now with the Dolphin in Southern waters, but is looking forward to the day when he can get leave of absence to return to his wife and child.

In 1895, when Governor Roosevelt P. Flower became interested in the Brooklyn traction lines, he placed his secretary, Mr. Williams, in the offices of the company. Mr. Williams soon was made secretary and treasurer of the company, which was being organized out of the wreck of the Long Island Traction Company, which had passed through a financial upheaval in 1901 he was elected vice president, and ten years later became president of the company.

Activities End January 1 After the Malbone Street accident last year and the passing of the road into the hands of a receiver Mr. Williams tendered his resignation to the board of directors, but it was not accepted. Since last July, when the surface lines were declared bankrupt, Mr. Williams has been acting as general manager of the trolley system.

During Mr. Williams' twenty-five years of participation in the activities of the company the B. R. T. grew from a minor subsidiary to a practical monopoly of the transit lines of Brooklyn. Line after line was absorbed and whittled into a unified system. For his activity in bringing about the signing of the dual streetcar treaty, Mr. Williams received a bonus of \$100,000.

It probably will be some time before Mr. Williams will be able to complete the formalities of resigning from the numerous offices he holds in the B. R. T. subsidiaries, but he said yesterday that he will take no active part in the management of the system after the end of the year.

Burr to Decide Bus Question William P. Burr, Corporation Counsel, soon will forward to Mayor Hylan an opinion concerning the city's legal authority to go into the motor bus business. According to reliable information Mr. Burr's opinion will hold that there is no legal obstacle in the way of the city buying and operating the buses.

Action has been started by the Brooklyn City Railroad to stop operation of motor buses, contending it is in violation of the law. It was stated yesterday that Mr. Burr will point to provisions of the Home Rule act of 1913 as giving the city the necessary authority to operate the bus system.

Mayor Hylan still fears that President Connolly, of the Interborough Employees' Association, and Frank Hedley, president of the Interborough, acting in collusion to bring about a strike on the I. R. T. lines. It was learned yesterday that the Mayor has written to Public Service Commissioner Nixon requesting that a list of men who might be used as strike breakers in the event of a walk-out, be sent to him. Mr. Nixon refused to discuss the matter last night.

Late today a farmer living near the place where Brown's body was found gave the authorities a statement to the effect that late Tuesday night he saw Brown's machine driving slowly along the lonely road. In the front seat was Brown, the farmer declared, and in the rear seat were two persons, one of whom he said was a woman.

Williams Quits As Manager of B. R. T. System

Second Official to Resign Since the Receiver Took Charge of Lines Will Retire Next Wednesday

Bus Decision Due Soon Burr Is Expected to Hold City Has Right to Buy and Operate Motors

Timothy S. Williams, who has been acting as general manager of the Brooklyn Rapid Transit for Lindley M. Garrison, receiver, will retire from active participation in the affairs of the company on Wednesday, just one year after the road went into bankruptcy. Reports of the resignation have been in circulation for some time, but were not confirmed until yesterday.

Mr. Williams is the second of the officials of the B. R. T. to resign since the road passed into the hands of a receiver. John J. Dempsey, former vice-president and superintendent of transportation, left the company several months ago to enter the oil business. Mr. Williams at his home in Huntington, L. I., said yesterday he had no plans for the immediate future except to take a rest.

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Both Mrs. Brown and Prevost, when confronted with the statement, denied they had been with Brown later than 10:30 p. m. on the night the fatal auto sets he left him in Mount Clemens.

OTHER NEW INSTRUMENTS—the largest selection of good pianos, player-pianos and Reproducing pianos under any one roof in America.

USED INSTRUMENTS—taken in exchange and put into good condition; uprights, \$195 and upward. Always some ready. Terms on these, too.

Convenient terms on all purchases. First Gallery, New Building.

Au Quatrieme Is preparing for spring needs and for country houses

There are Summer and Winter seasons even in antique furniture—as Au Quatrieme knows. Through the snow the steamers have been bringing many lovely French things picked up in Normandy and Brittany—ideal for country houses in America.

JOHN WANAMAKER Formerly A. T. Stewart & Co.

Good morning! This is December 27! The weather today will probably be fair.

Many People Are Starting South to meet the Spring, and somehow, when the Winter weather in the South begins to take us in its Summery embrace, we feel like yielding ourselves to being caressed forever by it and be put to sleep in the daylight by the mocking birds, which, before dawn, woke the sleeping sun and told him it was time for him to light up their concert room.

It is a good world, really, if we will try to make the best of what is around us. New York has started with a frosty Winter, but it has had this warm, big place to come to and its sights of people from all over the world who come to it and its big organ and all the courtesies of "feel at homeness."

The be-welcomeness of the Store always makes itself felt when you are here.

(Signed) John Wanamaker

December 27, 1919.

The Corset A Most Important Feature of the Southern Costume

For comfort when experiencing so sudden a change of climate—one must expend great care in the choice of a corset. Light weight, lightly boned corsets are the best for warm climates.

For the strenuous sports—of summer—too—one needs a light corset.

From Paris have come just such corsets as those going South will need—"Paris"—speaks for itself—Workmanship shows the care for detail always characteristic of the French.

Of a figured silk brocade is a low—lightly boned model—\$42.50. Another similar model of white silk brocade is \$35. Very low is a pink brocade corset with plain elastic top, \$30.

On either side of the front is a triangular inset of silk garter elastic, \$42. A slip-on corset of pink chamoisette which is unusually comfortable while exercising because of the vertical elastic strips the length of the sides, \$28.

A stronger corset is made of a striped heavy twill material which has an extra garter in the back to hold it down. It is a very low corset, excellent for hard wear, \$22.50.

Third floor, Old Building.

Brilliant display of 1920 Cotton Fabrics

Imported Fashions Dotted Swiss The different colors in imported dotted Swiss never were lovelier—stunning blues, soft French blues and navy blues, and whites with little colored dots—rare and delightful; \$1.50 to \$4.50 yd.

The Gingham Family is well represented—a large array of clear, clean, colored ginghams, so fresh and lovely one can just see them made into crisp, smart frocks. 70c to \$1.35.

The selection is very complete just now, but the novelties will disappear rapidly. Come and enjoy the complete display in its "party aspect."

Cash Flying Prizes Opposed WASHINGTON, Dec. 26.—Withdrawal of cash prizes awarded winners in the transatlantic air race and the substitution of suitable trophies are recommended by General Member, Director of Air Service, in a letter to the president of the American Flying Club. The request, was made, he said, in the best interests of the service.