

One evening, after attending the theater, two gentlemen were walking down the avenue when they observed a rather well-dressed attractive young lady walking just ahead of them. One of the men turned to the other and remarked, "I would give \$50.00 to spend the night with that young lady." To their surprise, the young lady overheard the remark and turned around and said, "I'll take you up on that offer." He accompanied the young lady to her apartment where they immediately went to bed. The following morning, the man presented her with \$25.00 as he prepared to leave. She demanded the rest of his money stating, "If you don't give me the other \$25.00, I'll sue you for it." He laughed stating that he would like to see her get a suit on those grounds.

The next day, he was surprised when he received a summons ordering his presence in court as a defendant in a law suit. He hurried to his lawyer and explained the details of the case. His lawyer said, "She can't possibly get a judgement against you on such grounds, but it will be interesting to see how her case will be presented."

In court, after the usual preliminaries, the lady's lawyer addressed the court, "Your Honor, my client is the owner of a piece of property - a garden spot surrounded by a profuse growth of shrubbery - which she agreed to rent for the sum of \$50.00. The defendant took possession of the property, used it extensively for the purpose for which it was rented, but upon evacuation, he paid only \$25.00, one-half of the agreed-upon price. The rent was not excessive. This is restricted property and we ask judgement to be granted against the defendant to secure the balance of payment."

The defendant's lawyer was impressed and amused at the way his opponent had presented the case. His defense, therefore, was somewhat altered from the way he had originally planned to present it. "Your Honor," he began, "my client agrees that the young lady has a fine piece of property, that he did rent for a while, and that a degree of pleasure was derived from the transaction. However, my client found a well on the property around which he placed his own stones, sunk a shaft and erected a pump; a labor being performed personally by him. We claim these improvements to the property were sufficient to offset the unpaid amount and that the plaintiff was adequately compensated for rental of the said property. We, therefore, ask the judgement not be granted."

The young lady's lawyer's come back was this: "Your Honor, my client agrees that the defendant did find a well on her property and that he did make the improvements such as described. However, had the defendant not known the well existed, he would have never rented the property. Also, upon evacuating the premises, the defendant removed his stones, pulled out his shaft, and took his pump with him. In doing so, he not only dragged his equipment through the shrubbery, he left the well much larger than it was before occupancy, making it easily accessible to small children. We therefore ask judgement be granted."

... And she got it.