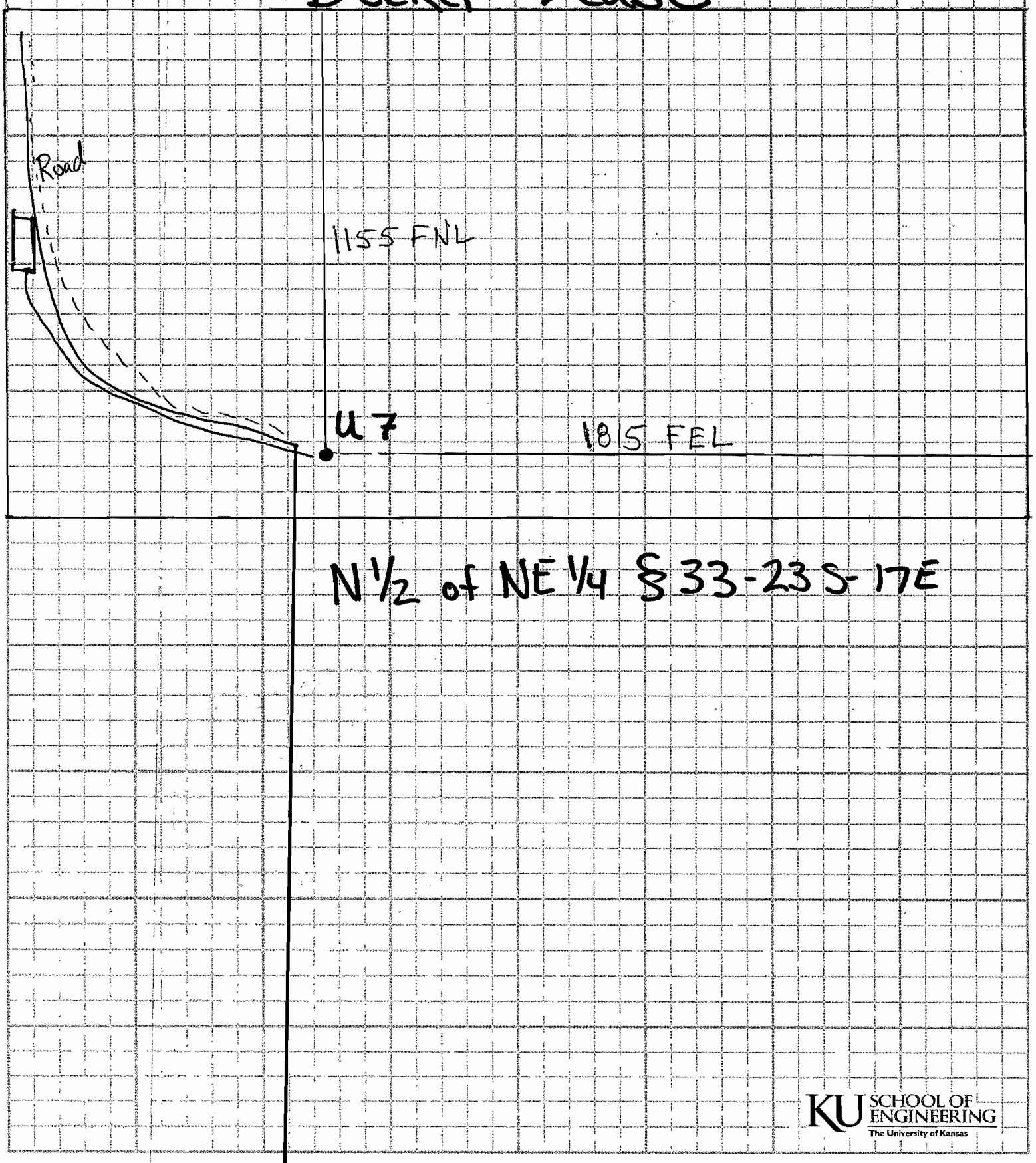Decker Lease