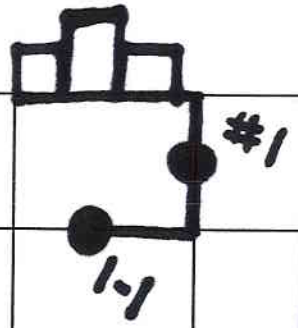R & M Hoehn Lease