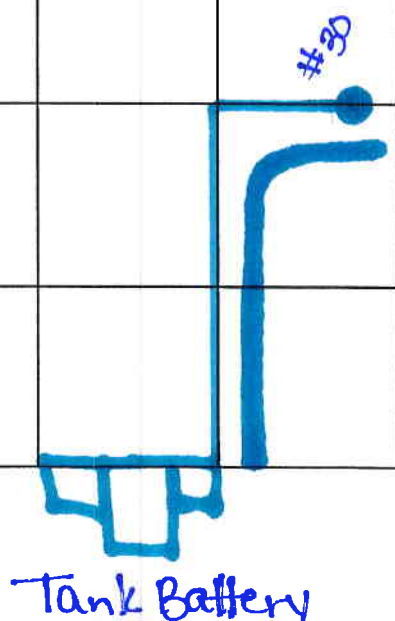Coons Lease