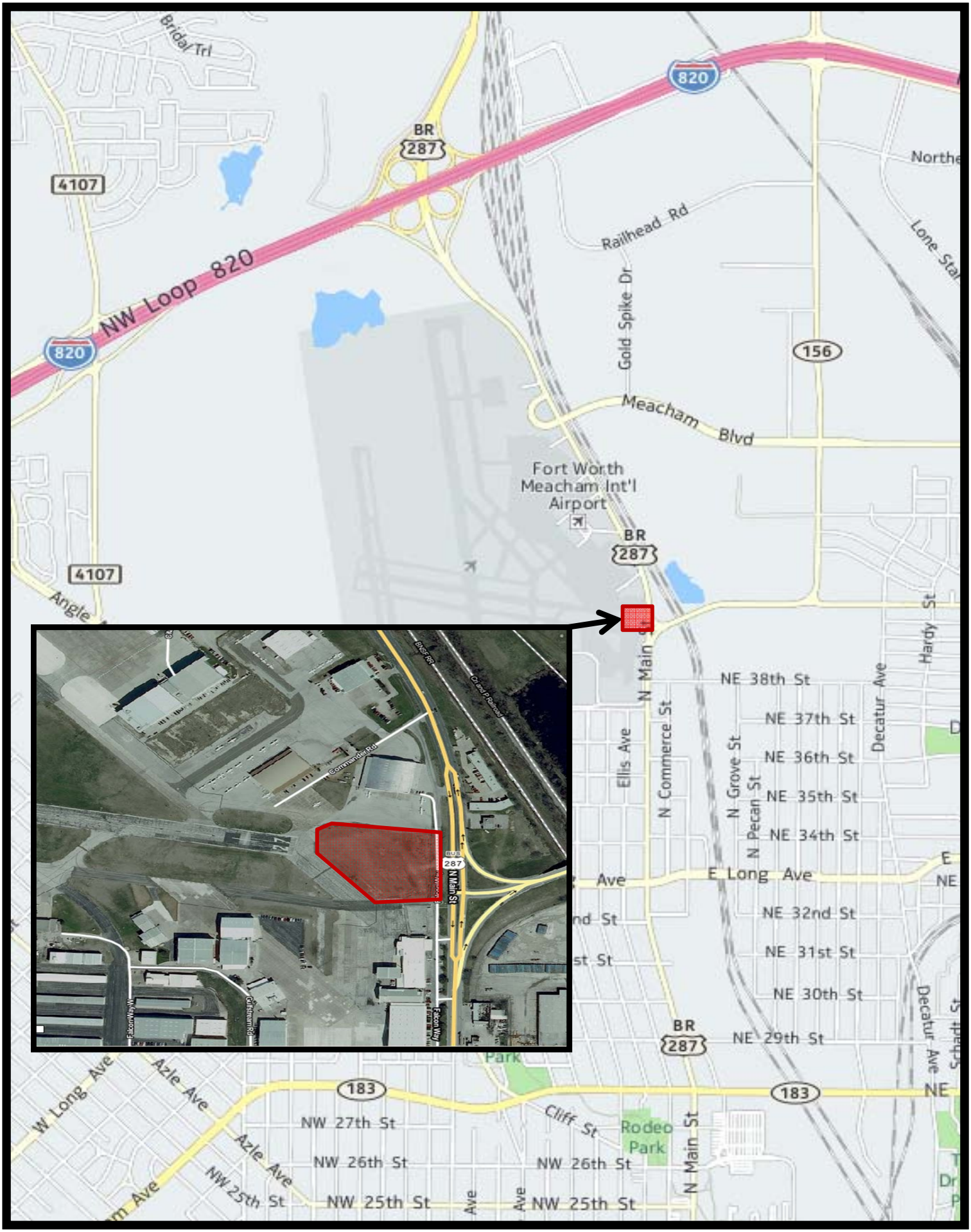55FTW Modular Complex Lease