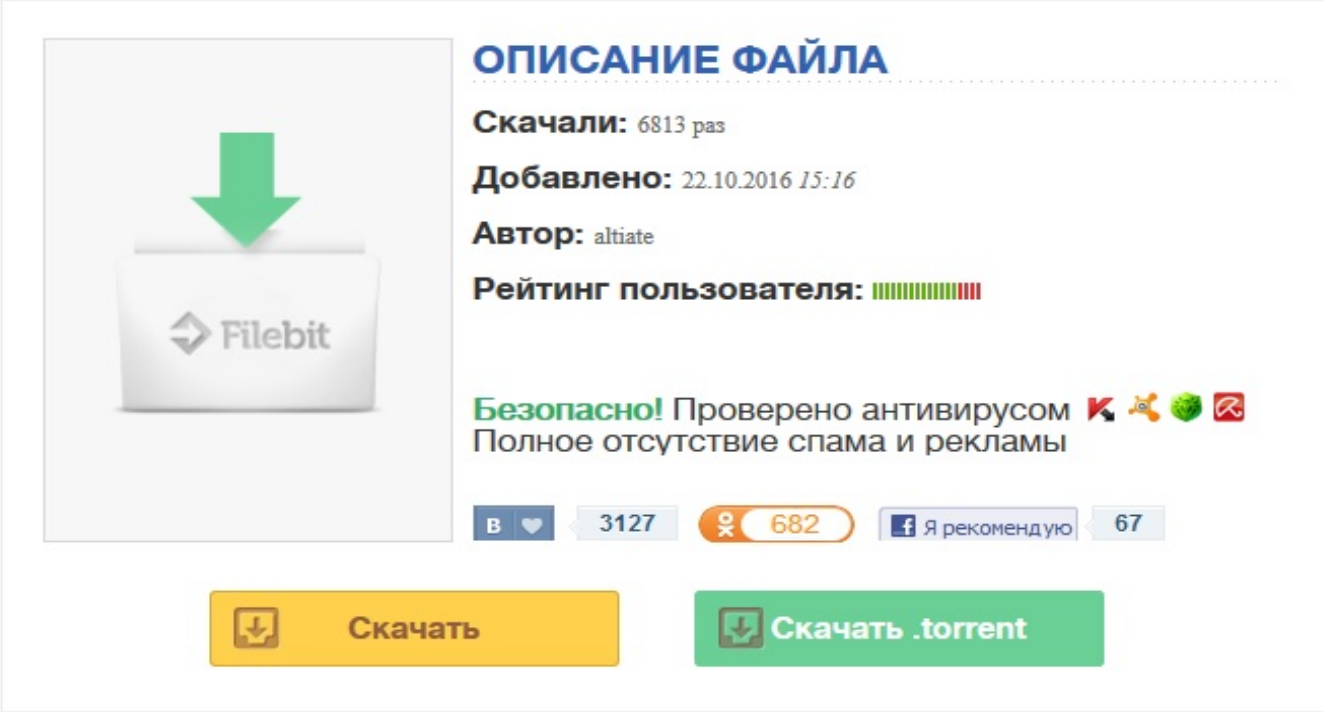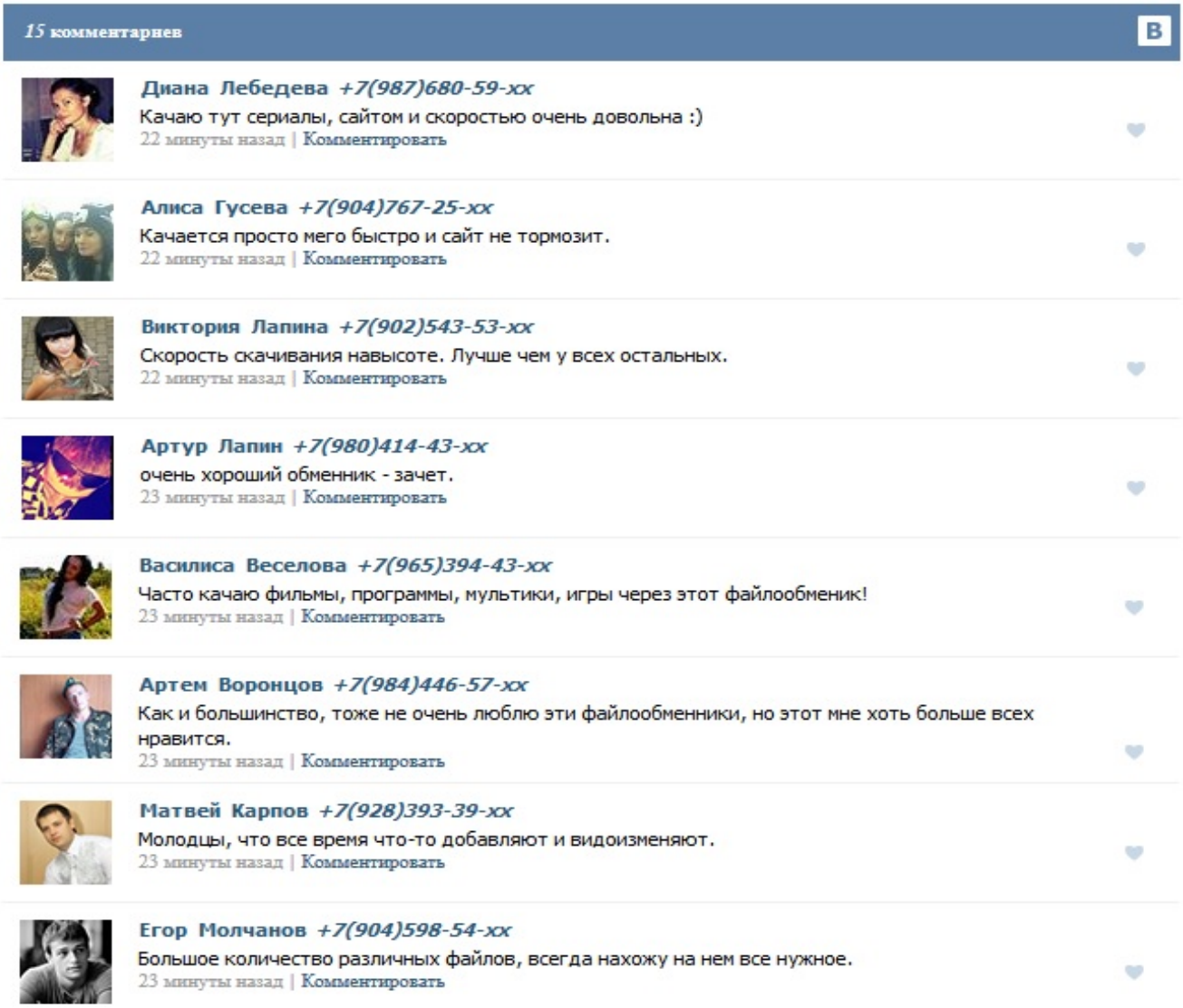договор сдачи жилья в наем бланк