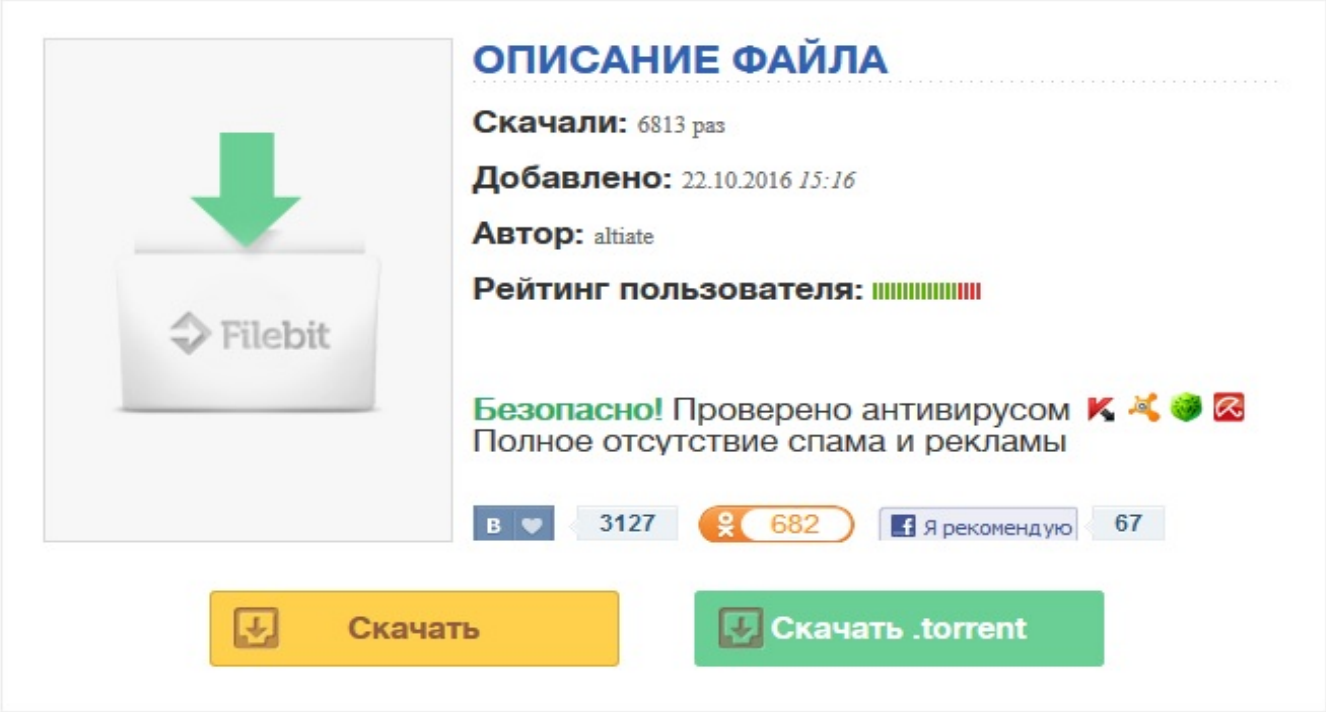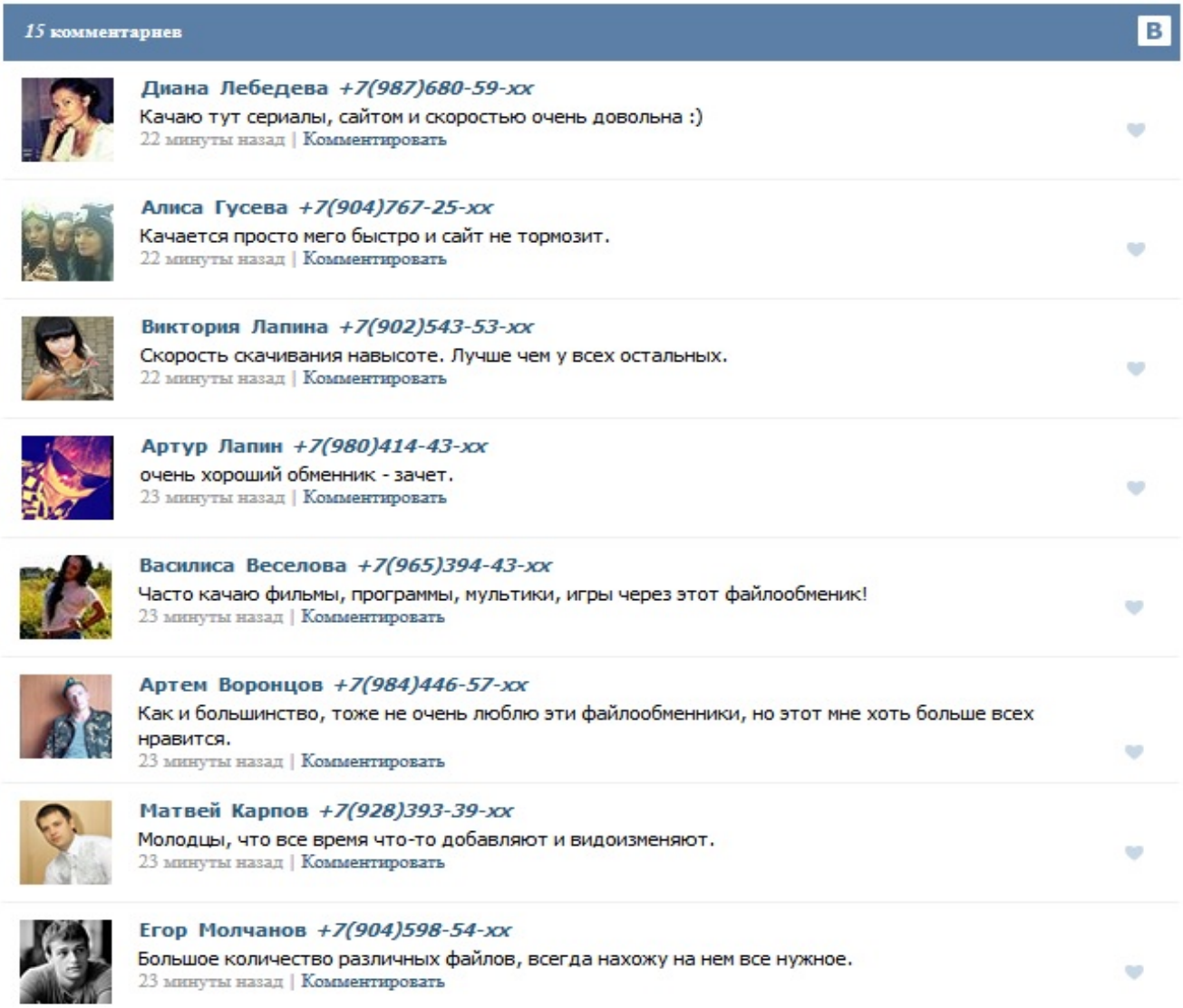бланк договора найма жилого помещения скачать