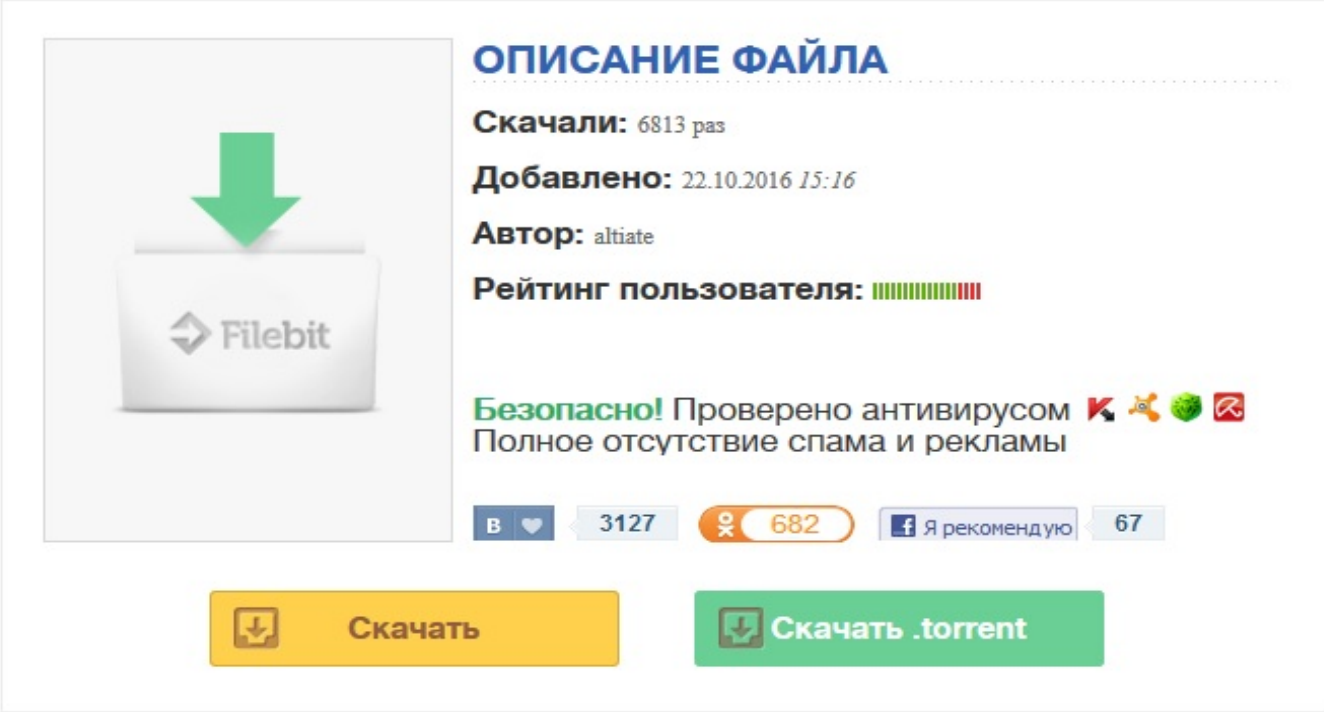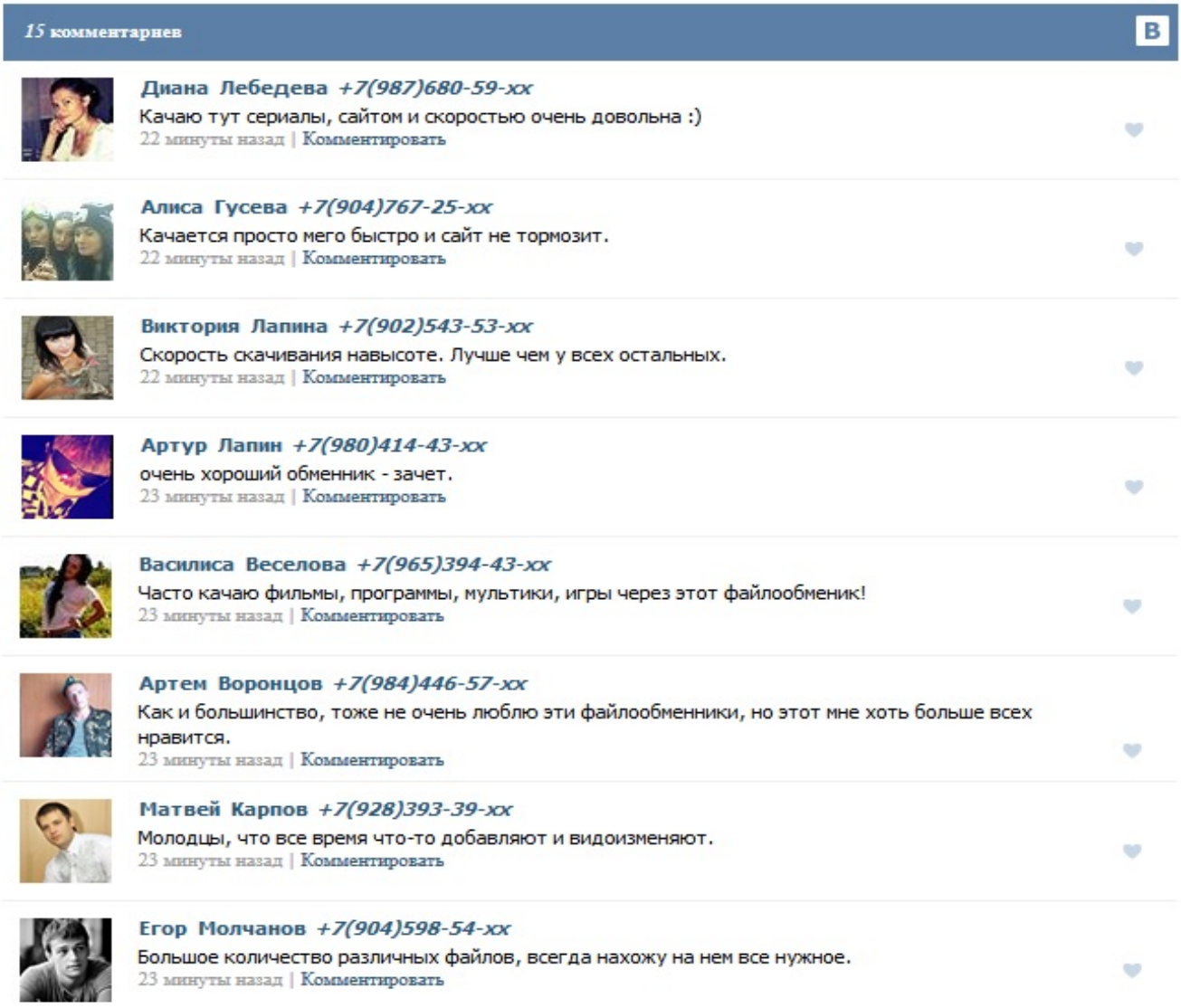договор о найме жилого помещения бланк