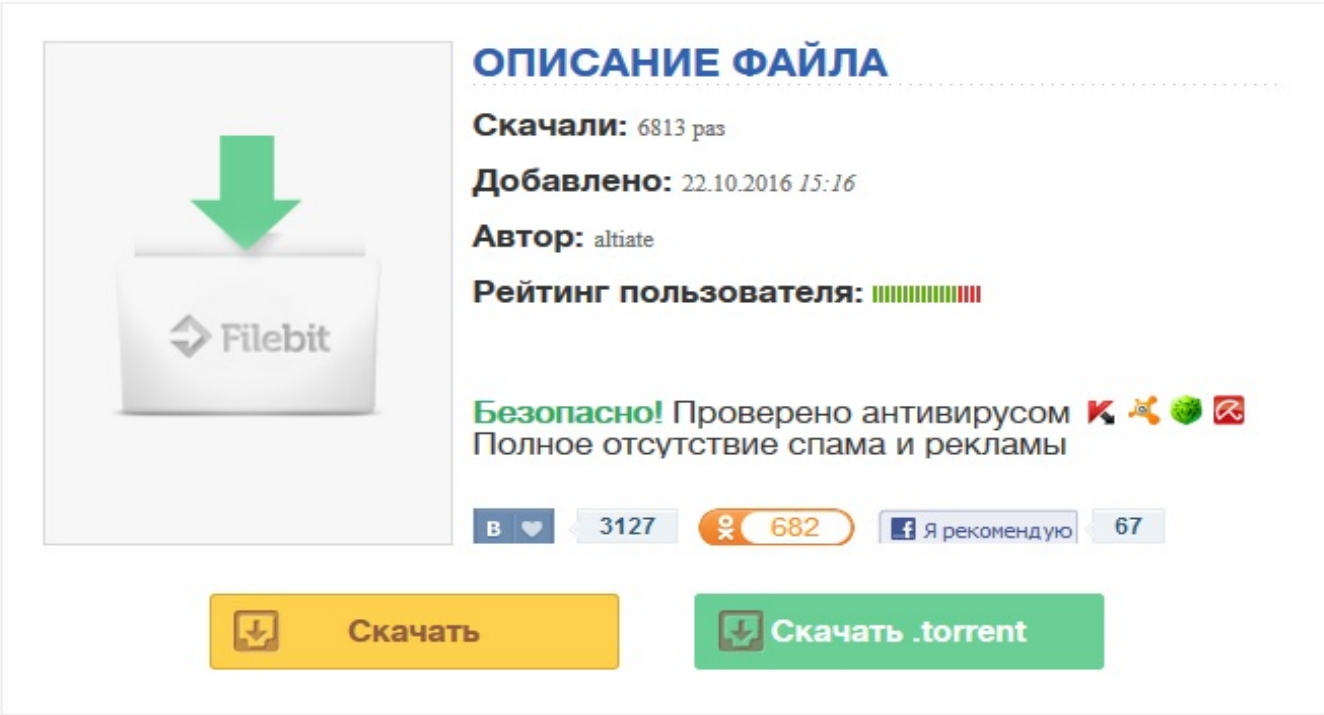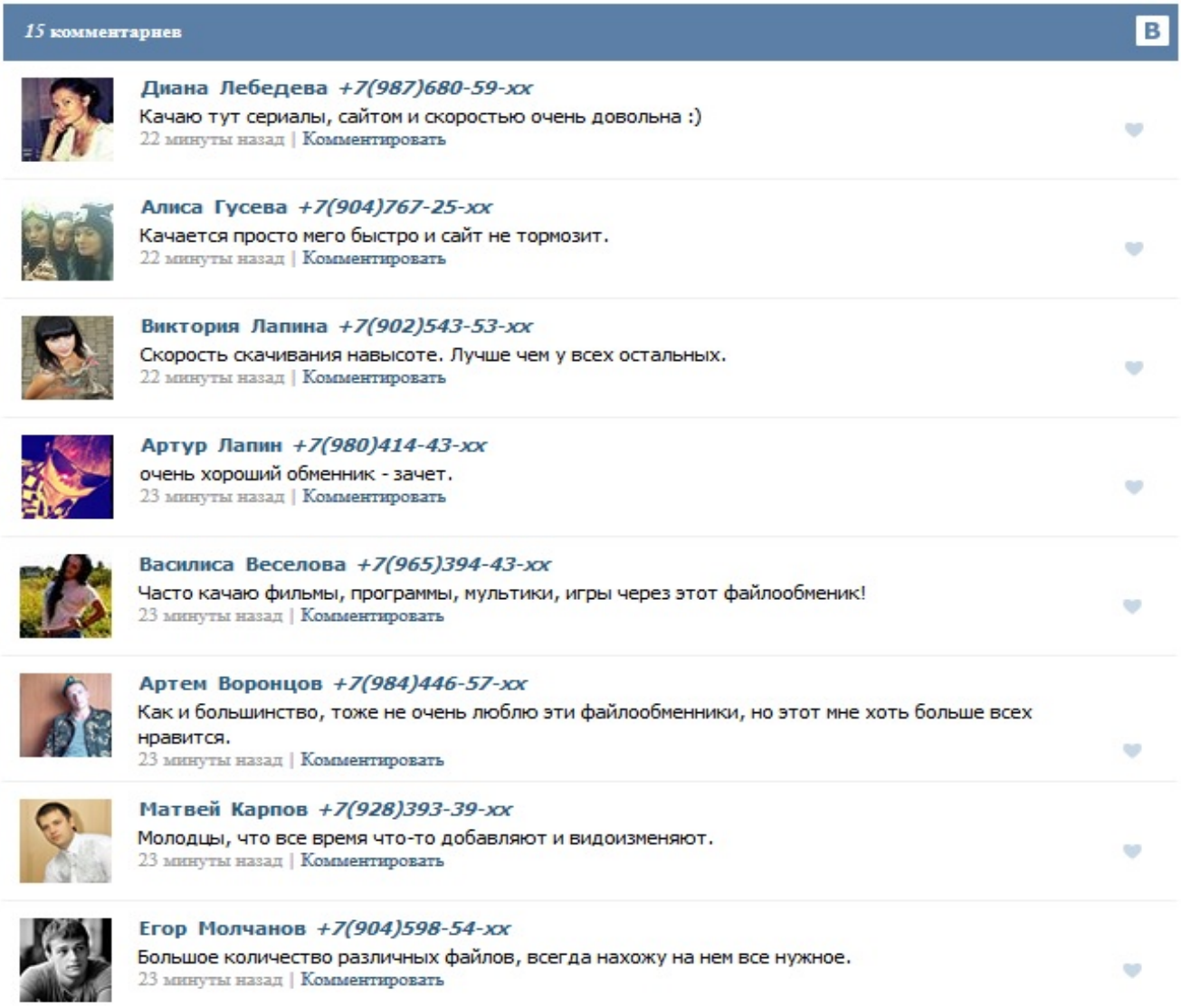договор найма квартиры бланк хабаровск