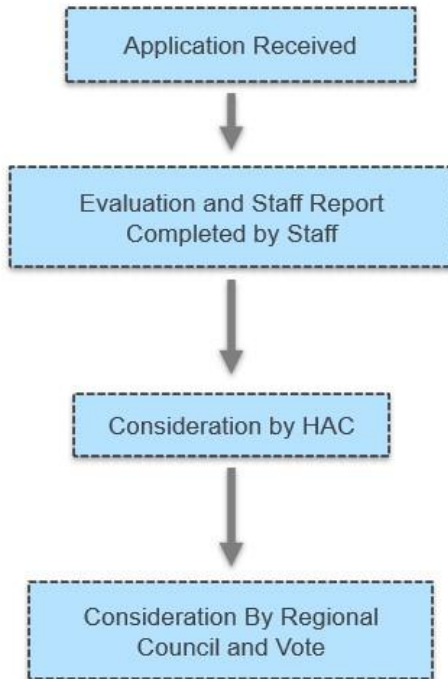


Substantial Alteration



Development Agreement

