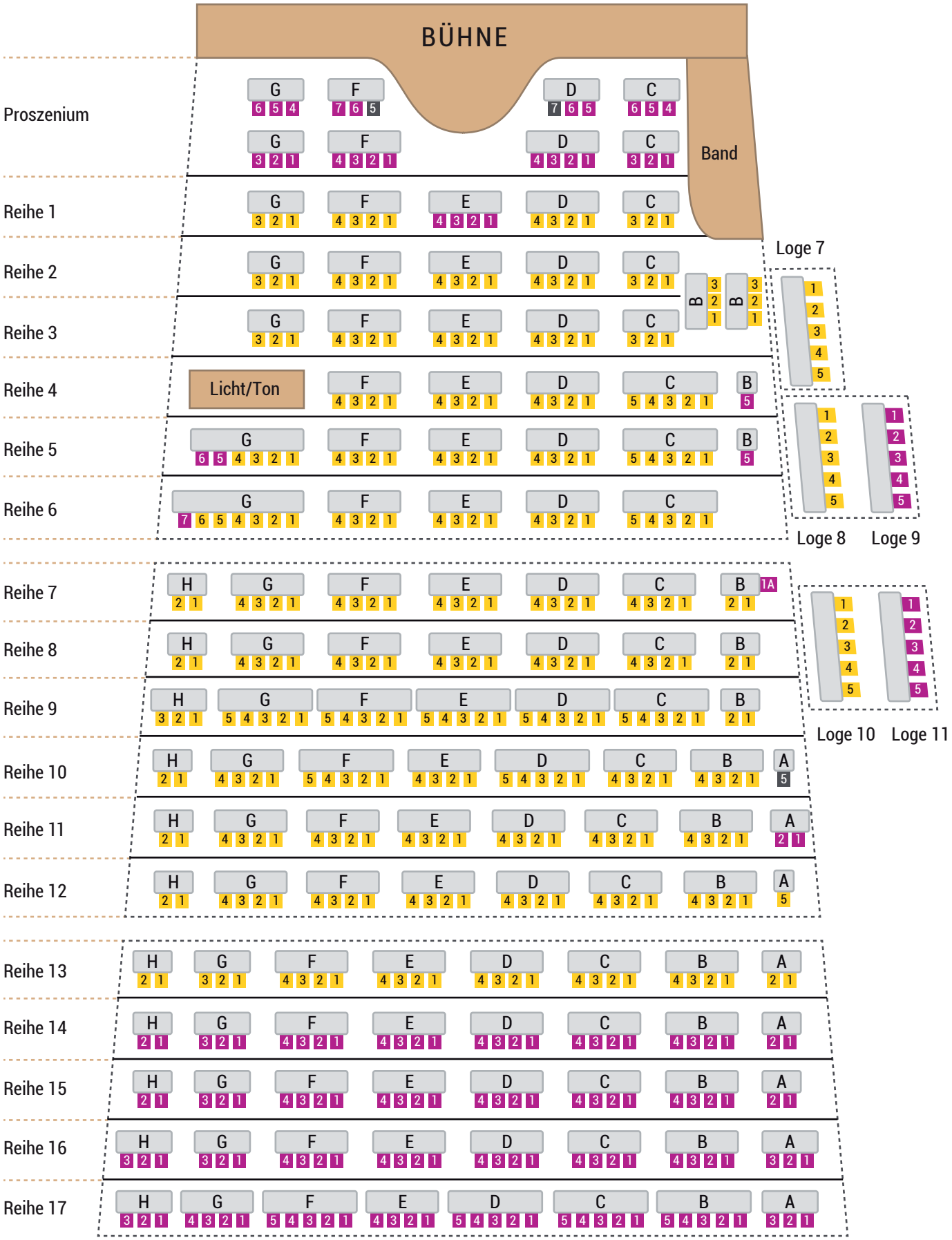HANSA THEATER