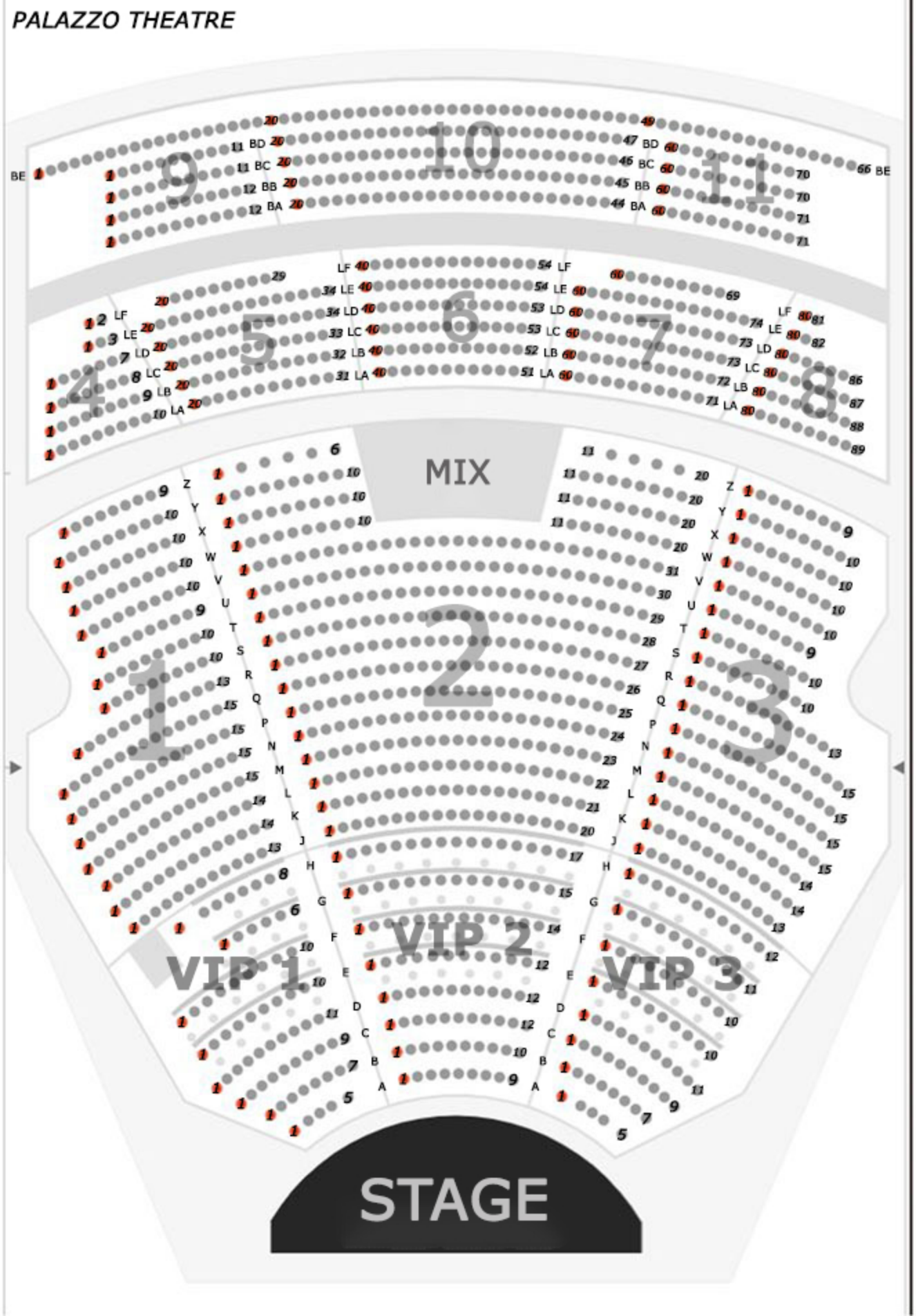PALAZZO THEATRE