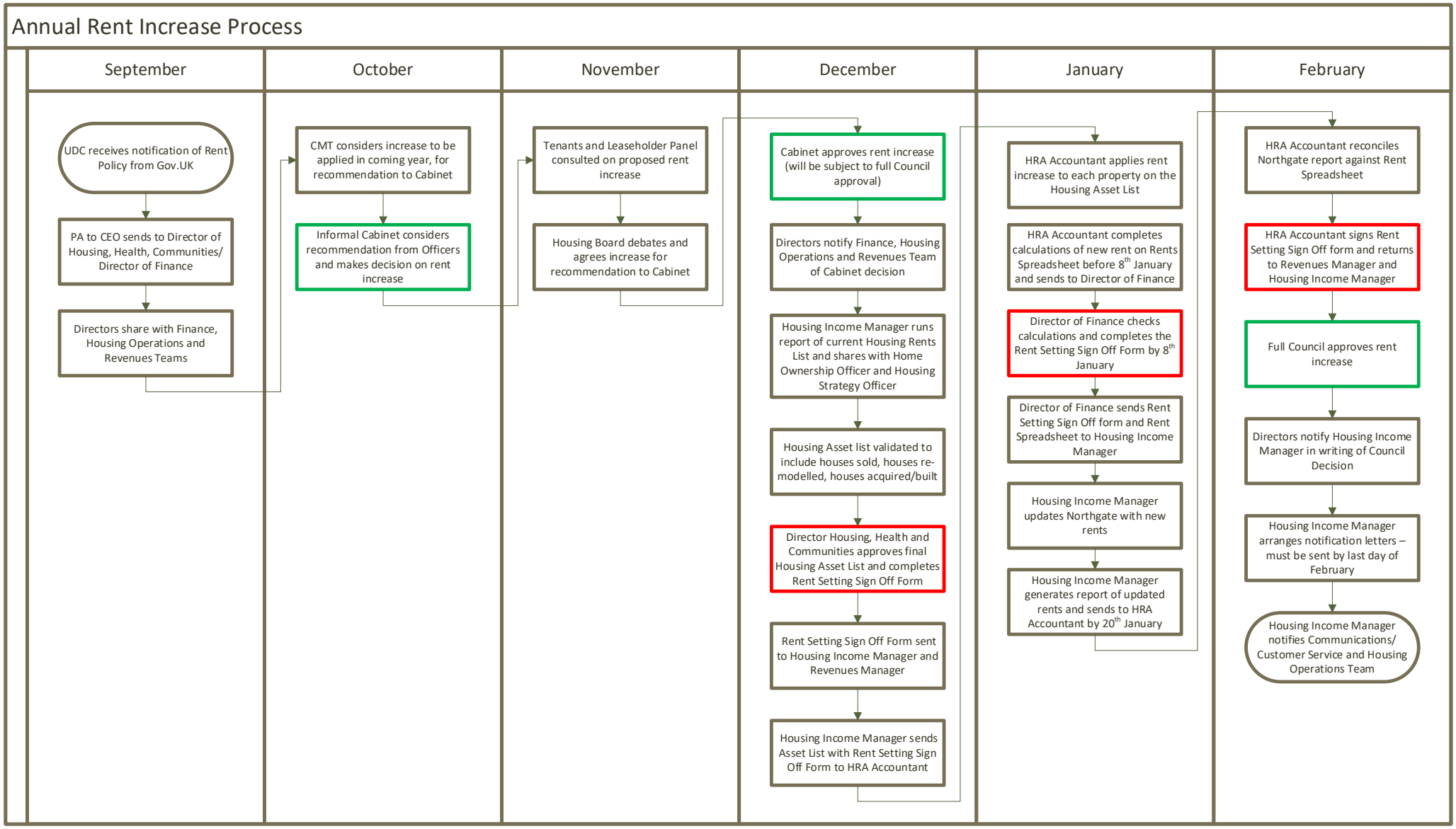Annual Rent Increase Process