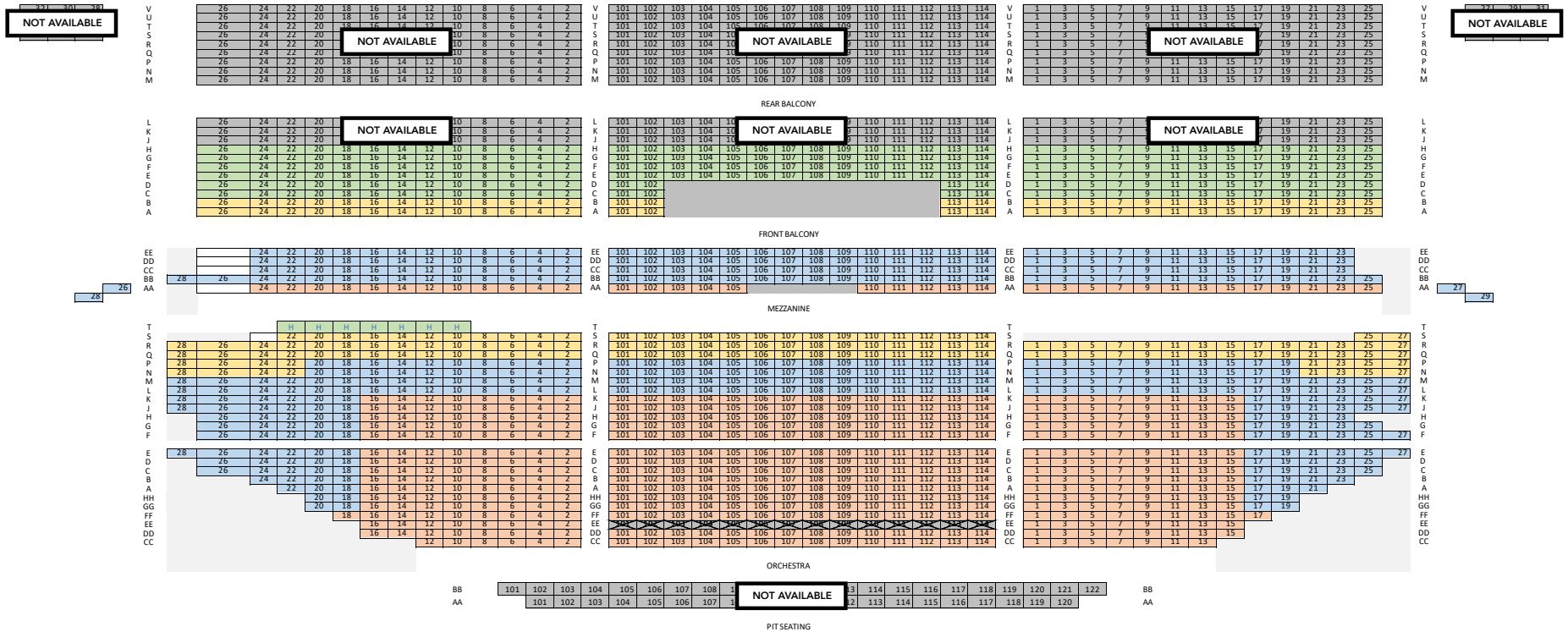SABAN THEATRE