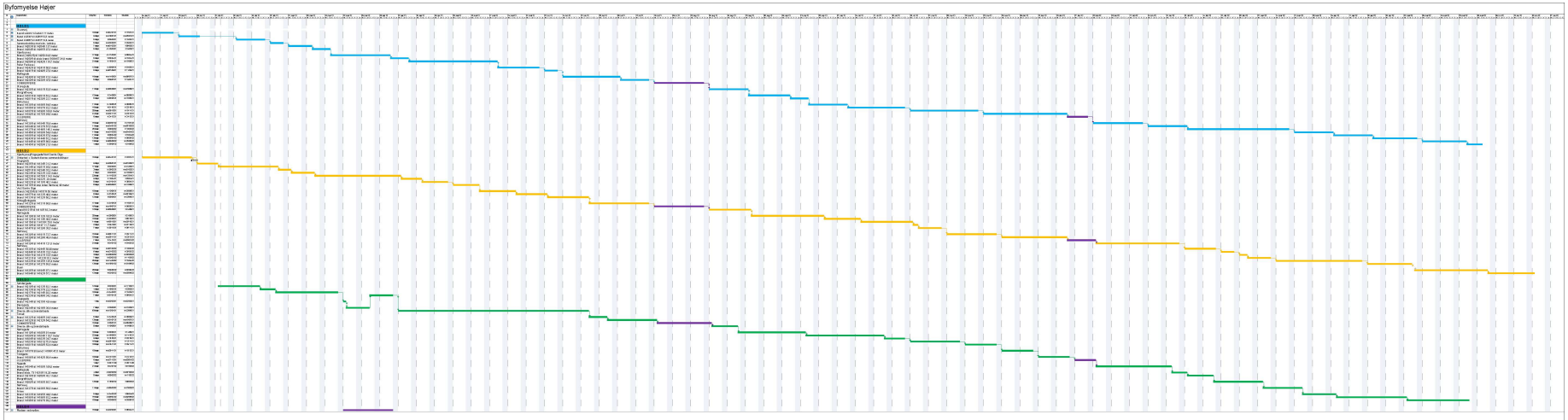Byformyelse Højer