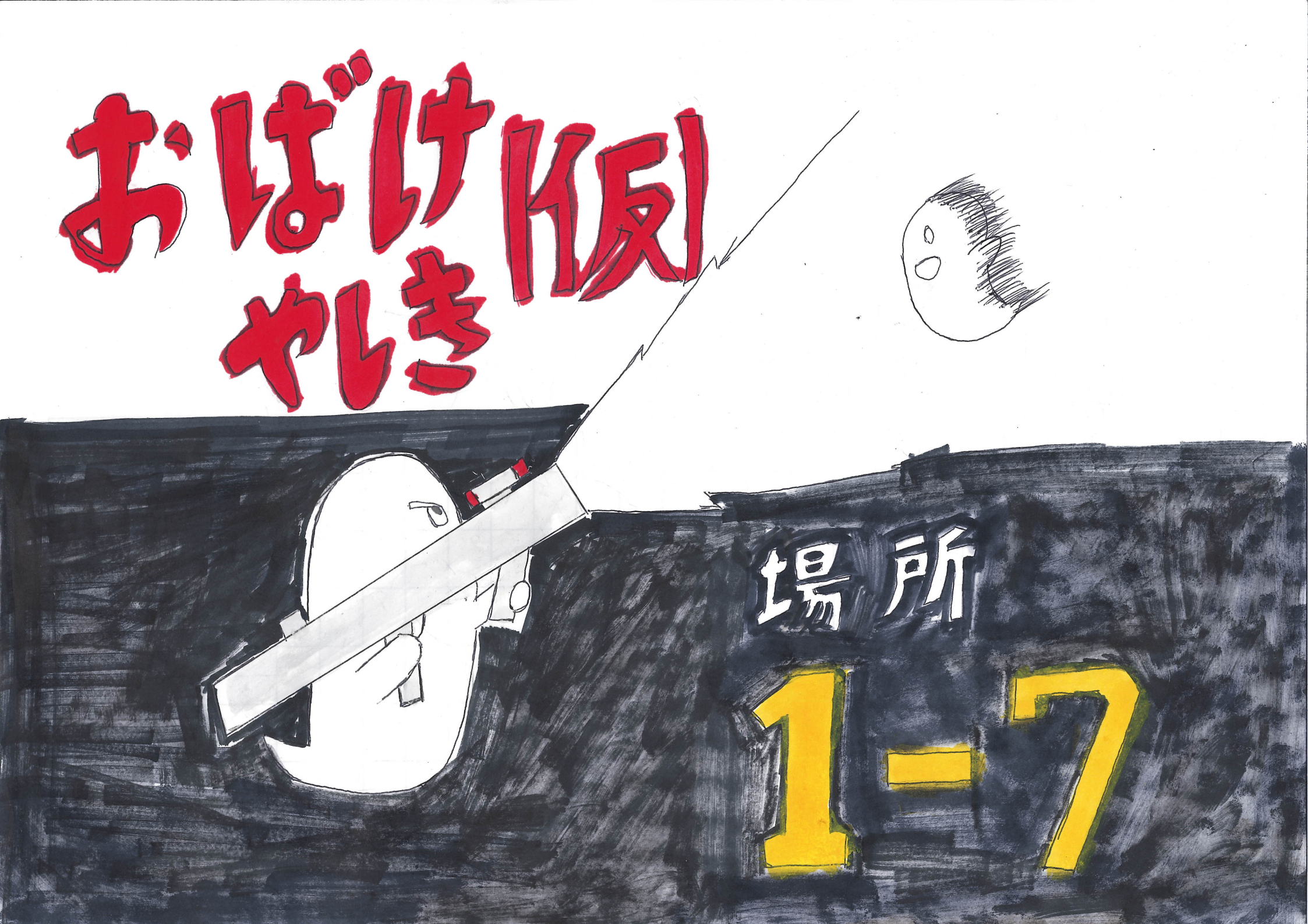おばけやしき