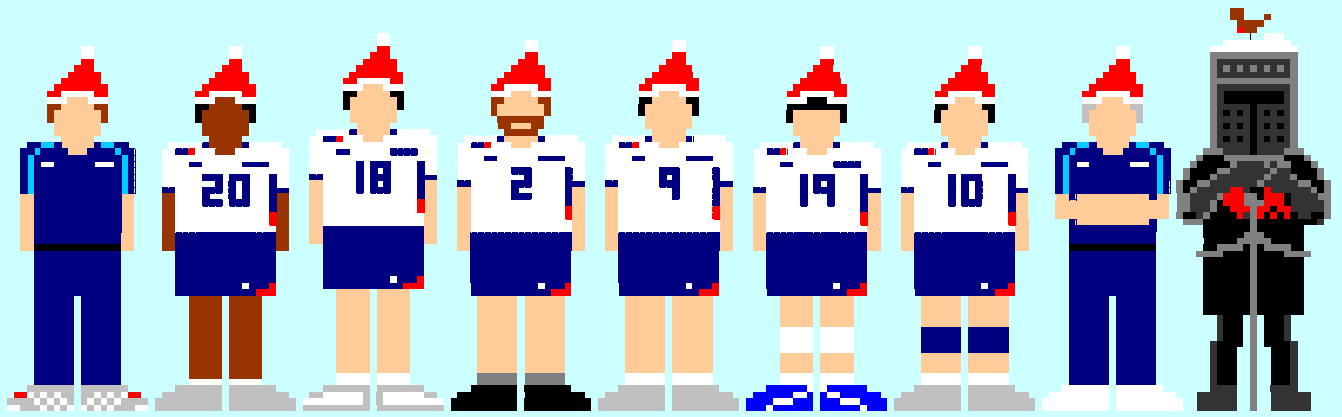


HAPPY CHRISTMAS



FROM EVERYONE AT DOCKLANDS