

Exhibit 10

Claims under Point System Factors

The applicant hereby claims entitlement to points under Section III for the following factors:

1. Established Community Presence

Applicant has been in existence for the past two years as reflected in the Articles of Incorporation attached hereto; and the applicant has had an established community presence for the past two years as the attached declaration on the attached Exhibit D-2. and --has been physically headquartered within ten miles of the proposed antenna site as reflected on the attached Exhibit 10; or WSCC has had all of the members of its governing board living within ten miles of the proposed;

Applicant has been local since at least November 1, 2011 and has remained local since that date.

2. Local Originations

The applicant pledges to broadcast at least eight hours daily of locally created, originated and produced programming as reflected on its Program Schedule submitted as Exhibit 2. These programs include licensee produced call-in shows, music locally selected by licensee staff and live and recorded events occurring within the licensee coverage area. These programs exclude all automated programs and all programs broadcast more than twice.

3. Main Studio

The applicant pledges to maintain a public accessible main studio that has local program origination capability, is reachable by telephone, is staffed at least 20 hours per week between 7 a.m. and 10:00 p.m., and is located within 10 miles of the antenna site. The studio/office intend to be is located at 12 Governors Ave., Winchester, MA 01890

4. Local Program Origination and Main Studio

The applicant claims a point for this factor as the applicant has responded "Yes" to Questions 2 and 3 of Section III;

5. Diversity of Ownership

The applicant certifies that neither it nor any party to the application holds an attributable interest in any other broadcast station.