

ASSIGNMENT AGREEMENT

THIS ASSIGNMENT AGREEMENT (“Agreement”), made and entered into as of this 30th day of November, 2020, by and between **Indiana Wesleyan University (Marion College)**, a domestic nonprofit corporation organized under the laws of the State of Indiana (“Assignor”) and **5GTV, LLC**, a limited liability company organized under the laws of the State of Delaware (“Assignee”) (Assignor and Assignee each are individually a “Party” and collectively, the “Parties”).

WITNESSETH:

WHEREAS, Assignor is the licensee of WIWU-CD, Facility Id. No. 29292, Marion, IN (the “Station”), pursuant to licenses and other authorizations (“Commission Authorizations”) issued by the Federal Communications Commission (the “FCC”); and

WHEREAS, Assignor desires to assign, and Assignee desires to obtain by assignment the assets and authorizations of the Station on the terms and conditions set forth herein; and

WHEREAS, the assignment of the authorizations used in conjunction with the operation of the Station is subject to the prior approval of the FCC.

NOW, THEREFORE, in consideration of the Recitals set forth above, the terms and conditions of which are incorporated into this Agreement with the same effect as if fully restated below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, agree as follows:

SECTION 1 **ASSETS TO BE SOLD AND ASSIGNED**

1.1 On the Closing Date, upon satisfaction of all conditions set forth herein, Assignor shall assign, transfer, convey, set over, and deliver to Assignee, and Assignee shall accept assignment of the following (hereinafter collectively the “Station Assets”), free and clear of any security interests, claims, encumbrances, liens, or liabilities:

1.1.1 **Authorizations**. All licenses, permits, and authorizations issued or granted by the FCC for the operation of, or to be used in connection with the operation of, the Station listed in Schedule 1.1.1 (hereinafter collectively the “Commission Authorizations”).

1.1.2 **Tangible Personal Property**. The equipment listed on Schedule 1.1.2, such equipment to be sold “as is, where is,” without any warranty or representation as to its quantity, quality, or condition.

1.1.3 **Documents**. Copies of any reports and studies and other materials in Assignee’s possession with respect to the channel or technical operation of the Station.

1.1.4 **Intangible Property.** All of Assignor's rights to the call sign WIWU, but not any of the internal or financial records of Assignor.

SECTION 2 **CONSIDERATION**

2.1 In consideration of Assignor's performance of this Agreement, Assignee shall pay to Assignor a Purchase Price in the amount of Eighty Thousand Dollars (\$80,000.00) by wire transfer of immediately available funds. Assignee shall pay to Assignor a Deposit of Five Thousand Dollars (\$5,000.00) within three (3) business days after this Agreement has been executed by both parties. The Deposit shall be credited against the Purchase Price but may be used at Assignor's discretion in whole or part to pay its expenses in connection with the transactions contemplated by his Agreement and shall be non-refundable. Assignor shall not be legally bound by this Agreement until it has received the Deposit. Assignee shall pay the remaining Seventy-Five Thousand Dollars (\$75,000.00) in immediately available funds at Closing.

2.2 Assignee shall pay to Assignor an Additional Consideration an additional sum of Two Thousand Five Hundred Dollars (\$2,500.00) in immediately available funds for legal fees at Closing.

2.3 Assignee shall pay to Assignor an Additional Consideration in an amount equal to the tower lease payments made by Assignor to continue Station's tower lease after the Closing. Assignor shall maintain its existing tower lease for not more than sixty (60) days after the Closing. Assignee shall pay any costs associated with the tower lease during this time. At the Closing, Assignee shall pay to Assignor Eight Hundred and Nineteen Dollars and Fifty-Five Cents (\$819.55) ("Monthly Tower Lease Amount") for the maintenance of the Station's tower lease for thirty (30) days after the Closing. Should Assignee need Assignor to maintain the tower lease for an additional thirty (30) days, Assignor shall notify Assignee in writing within twenty (20) calendar days after the Closing. Along with written notice, Assignee shall pay to Assignor an additional Monthly Tower Lease Amount within twenty (20) calendar days after the Closing.

SECTION 3 **APPLICATION TO AND CONSENT BY FCC**

3.1 **FCC Consent.** Assignee and Assignor each acknowledge that consummation of the purchase and sale provided for herein and the performance of the obligations of Assignor and Assignee under this Agreement is subject to the FCC's consent to the assignment of the Commission Authorizations from Assignor.

3.2 **Application for FCC Consent.**

3.2.1 Within five (5) business days after the execution of this Agreement, Assignor and Assignee agree to jointly file an assignment application with the FCC (FCC Form 314) seeking the FCC's approval of the assignment of the Commission Authorizations to Assignee (the "Assignment Application"). Each party agrees to timely prepare and file Assignment Application amendments, to respond to oral or written inquiries, and to respond to pleadings

whenever such are required by the FCC or its rules or are necessary or useful in obtaining a grant of the application. Nevertheless, neither Party shall be required to pursue approval of the Assignment Application through a trial-type hearing or judicial review.

3.2.2 Each party shall be responsible for its own expenses incurred for the preparation, filing, and prosecution of the Assignment Application. Assignor shall be responsible for payment of the FCC filing fee and the cost of publishing notice of the Assignment Application in a local newspaper.

3.3.3 Each party agrees to comply with any condition imposed on it by the FCC, except that no party shall be required to comply with a condition that would have a material adverse effect upon it unless the condition was imposed as the result of circumstances which constitute a breach by that party of any of its representations, warranties, or covenants in this Agreement.

SECTION 4 ASSUMPTIONS

4.1 **Liabilities.** The Station Assets shall be conveyed to Assignee free and clear of all liabilities (absolute or contingent including, but not limited to, liabilities under leases, trade, and barter agreements), obligations, liens (including tax, mechanics' and materialmen's liens), pledges, conditional sales agreements, charges, mortgages, security interests, encumbrances, and restrictions of any type or amount created or suffered by Assignor prior to the Closing Date, whether existing now or in the future.

4.2 **Assignee's Assumed Obligations.** Except as specifically assumed by Assignee in this Agreement, Assignee is not agreeing to, and shall not assume, any liability, obligation, undertaking, expense, or agreement of Assignor of any kind, absolute or contingent, known or unknown, and the execution and performance of this Agreement shall not render Assignee liable for any such liability, obligation, undertaking, expense, or agreement. Following Closing, Assignee shall be obligated and discharge only those obligations with respect to the Station Assets that it has entered into independently of Assignor and any obligations of the Station accruing subsequent to or by reason of events occurring after the Closing.

4.3 **Assignor's Liability.** Assignor shall remain liable for, and covenants to pay, satisfy, or discharge when due all liabilities, payments, obligations, and duties under this Agreement or other instruments transferred or assigned to Assignee hereunder, accruing prior to or by reason of events occurring prior to the Closing.

SECTION 5 REPRESENTATIONS WARRANTIES AND COVENANTS OF ASSIGNOR

5.1 **Assignor's Best Knowledge.** "To the best of Assignor's knowledge" shall mean the actual knowledge of Nancy Schoonmaker, Executive Vice-President and Chief Financial Officer of Indiana Wesleyan University.

5.2 **Standing.**

5.2.1 Assignor is a domestic nonprofit corporation organized under the laws of the State of Indiana. Assignor has the full power to own the Station Assets.

5.2.2 Assignor has the full power and authority to enter into this Agreement and to execute all of Assignor's Closing Documents that require Assignor's signature. The execution, delivery, and performance of this Agreement (as of the date of execution of this Agreement and on the Closing Date) and the Assignor's Closing Documents (on the Closing Date) are or will be authorized by all necessary actions of the Assignor.

5.3 **Binding Effect of Agreement.** This Agreement constitutes a valid and binding obligation of Assignor enforceable against Assignor in accordance with the terms of this Agreement. Upon execution, the Assignor's Closing Documents will constitute valid and binding obligations of Assignor enforceable against Assignor in accordance with their terms except as may be limited by laws affecting the enforcement of creditor's rights or equitable principles generally. The execution, delivery, and performance of this Agreement or any of the Closing Documents do not violate any contract provision or other commitment to which Assignor or the Station is a party or under which it or its property is bound, or any judgment or order of which Assignor has received notice, and will not result in the creation or imposition of any lien, charge, security interest, or encumbrance of any nature whatsoever upon any of the Assets, nor will Assignor's performance hereunder give rise to any claim by any third party against Assignee or the Station Assets.

5.4 **Authorization.** Assignor is the authorized legal holder of the Station Assets and all licenses, permits, and authorizations necessary to allow operation of the Station, none of which are subject to any restrictions or conditions which limit in any respect the operation of the Station as authorized except as stated therein or as imposed by governmental laws, rules, or regulations of general applicability to Low Power Television stations. The Commission Authorizations are validly existing authorizations for the operation of the facilities described therein under the Communications Act of 1934, as amended. To the best of Assignor's knowledge, there is no action or investigation pending or threatened before the FCC or other body to revoke, refuse to renew, suspend, condition, or modify any of the Commission Authorizations, or any action which may result in the denial of any pending applications, the issuance of any cease and desist orders, Notice of Apparent liability, forfeiture, or the imposition of any administrative sanctions whatsoever with respect to the Station. The licenses, permits and authorizations as issued are final and no longer subject to administrative review or reconsideration or judicial appeal.

5.5 **Litigation.**

5.5.1 **Litigation; Compliance With Law.** To the best of Assignor's knowledge, there is no complaint, claim, litigation, investigation, or judicial, administrative, or other proceeding of any nature including, without limitation, a grievance, arbitration, or insolvency or bankruptcy proceeding, pending or threatened, against Assignor, or the Station Assets which may (a) adversely affect the Station Assets or the operation of the Station in substantially the same manner as it is currently authorized, or the ability of Assignee to own and operate the Station in substantially the same manner as it is currently authorized, (b) restrain or enjoin the Closing or the

consummation of the transactions contemplated hereby, or (c) result in the revocation, modification, or suspension of the Commission Authorizations, or the issuance or imposition of any administrative sanction or order that might materially adversely affect the Station Assets. Notwithstanding the forgoing, the parties acknowledge that the Station currently is silent; however, the Assignor agrees to resume operation of the station no later than December 31, 2020, for a minimum of two weeks of full time operation before requesting authorization from the FCC to go silent again.

In addition, to the best of Assignor's knowledge, no such litigation, investigation, or proceeding has been threatened which would result in a material adverse effect upon the Station Assets. Assignor is not in material default in respect to any judgment, order, writ, injunction, decree, rule, or regulation of any applicable court or governmental body, which default could have a materially adverse effect on the Station Assets. Assignor will give Assignee prompt notice of its discovery of any such basis or the institution or the threat of any such litigation, investigation, or proceeding.

5.5.2 **No Liabilities Attaching to Assignee.** Except as expressly provided in this Agreement, there are no other contracts, obligations, leases, or liabilities of any kind or nature whatsoever of Assignor that attach or will, after the consummation of the transaction contemplated hereby, attach to Assignee, apart from regulatory obligations imposed by the Rules and Regulations of the FCC.

5.6 **No Untrue Statements or Omission.** No representation or warranty made by Assignor in this Agreement or any Schedule, exhibit, statement, certificate, or other document heretofore or hereafter furnished by Assignor, or on its behalf, to Assignee and pursuant to this Agreement or in connection with the transactions contemplated hereby contains or will contain any knowingly untrue statement or knowingly omits to state a material fact necessary to make the statements contained therein not misleading. All representations and warranties of Assignor set forth in this Agreement shall be true, complete, and accurate in all material respects as of the Closing Date as if made on that date.

SECTION 6

WARRANTIES, REPRESENTATIONS, AND COVENANTS OF ASSIGNEE

Assignee covenants, represents, and warrants as follows:

6.1 **Standing.** Assignee is a limited liability company organized under the laws of the State of Delaware. Assignee has the full power and authority to enter into this Agreement and to execute all of Assignee's Closing Documents that require Assignee's signature in order to effectuate this transaction. The execution, delivery, and performance of this Agreement (as of the date of execution of this Agreement and on the Closing Date) and the Assignee's Closing Documents (on the Closing Date) are or will be authorized by all necessary actions of the Assignee.

6.2 **Binding Effect of Agreement.** This Agreement constitutes a valid and binding obligation of Assignee enforceable against Assignee in accordance with the terms of this Agreement. Upon execution, the Assignee's Closing Documents will constitute valid and binding

obligations of Assignee enforceable against Assignee in accordance with their terms except as may be limited by laws affecting the enforcement of creditor's rights or equitable principles generally. The execution, delivery, and performance of this Agreement or any of the Closing Documents do not or else will not violate any contract provision or other commitment to which Assignee is a party or under which it or its property is bound, or any judgment or order of which Assignee has received notice, and will not result in the creation or imposition of any lien, charge, security interest, or encumbrance of any nature whatsoever upon any of the Assets.

6.3 **Litigation.** To the best of Assignee's knowledge, except for administrative rulemaking or other proceedings of general applicability to the broadcast industry, there is no litigation, proceeding, judgment, claim, action, investigation, or complaint threatened against or affecting it which would affect Assignee's authority or ability to carry out this Agreement.

6.4 **Assignee's Qualifications.** As of the time of filing the Assignment Application there shall exist no fact that would, under present law (including the Communications Act of 1934, as amended) and the present rules and regulations of the FCC, disqualify Assignee from being the assignee of the Commission Authorizations. Assignee is, or at the time of Closing will be, legally financially, and otherwise qualified to fully and timely consummate the transaction contemplated herein.

6.5 **No Untrue Statements or Omission.** No representation or warranty made by Assignee in this Agreement or any Schedule, exhibit, statement, certificate, or other document heretofore or hereafter furnished to Assignor and pursuant to this Agreement or in connection with the transaction contemplated hereby contains or will contain any knowingly untrue statement or knowingly omits to state a material fact necessary to make the statement contained therein not misleading. All representations and warranties of Assignee set forth in this Agreement shall be true, complete, and accurate in all material respects as of the Closing Date as if made on that date.

SECTION 7 **ASSIGNOR'S AND ASSIGNEE'S COVENANTS**

7.1 **Assignee's Covenants.** From the date of this Agreement until the Closing Date, Assignee covenants that it will take no action, or fail to take any action, that would disqualify it from becoming the licensee of the Station or delay the grant of the Assignment Application by the FCC. Furthermore, Assignee shall give prompt notice to Assignor of any occurrence that comes to Assignee's attention that may constitute a misrepresentation, breach of warranty, or non-fulfillment of any covenant or condition on the part of Assignee contained in this Agreement. Assignee shall deliver to Assignor within ten (10) business days after filing thereof with the FCC copies of any and all reports, applications, and/or responses relating to the Station which are filed by the Assignee with the FCC on or prior to the Closing Date, including a copy of any FCC inquiries to which the filing is responsive, and in the event of an oral FCC inquiry, Assignee will furnish a written summary thereof.

7.2 **Assignor's Covenants.** From the date of this Agreement until the Closing Date, Assignor covenants that it will take no action, or fail to take any action, that would hinder Assignee from becoming the licensee of the Station or delay the grant of the Assignment Application by the

FCC. Furthermore, Assignor shall give prompt notice to Assignee of any occurrence that comes to Assignor's attention that may constitute a misrepresentation, breach of warranty, or non-fulfillment of any covenant or condition on the part of Assignor contained in this Agreement. Assignor shall deliver to Assignee within ten (10) business days after filing thereof with the FCC copies of any and all reports, applications, and/or responses relating to the Station which are filed by the Assignor with the FCC on or prior to the Closing Date, including a copy of any FCC inquiries to which the filing is responsive, and in the event of an oral FCC inquiry, Assignor will furnish a written summary thereof.

7.3 **Modification of Authorized Transmitter Site.** Assignor agrees to cooperate with Assignee in the filing of any modification application for modification of the Station to specify a new transmitter site (a "Modification Application") as may be requested by Assignee prior to Closing. All costs and expenses incurred in conjunction with the preparation and filing of such Modification Application, acquiring access to a transmitter site, constructing any facilities provided for in the Modification Application, and acquiring programming for the Station shall be the responsibility of Assignee.

7.4 **Control of Station.** Prior to the Closing, Assignor shall have sole authority control the Station. After Closing, Assignor shall retain no right of reversion of the license, no right to reassignment of the license in the future, and no right to use the facilities of the Station for any period whatsoever. Assignor's right to the Additional Consideration shall be only a claim for payment of money.

SECTION 8 **CONDITIONS FOR CLOSING**

8.1 **Closing.** The Closing of the transactions contemplated by this Agreement (the "Closing") shall take place within ten (10) business days, but not prior to January 15, 2021, after the FCC's action (the "Order") granting the Assignment Application becomes a Final Order, defined as an FCC action which is no longer subject to administrative or judicial reconsideration, review, or appeal and no longer subject to rescission by the FCC on its own motion.

8.2 **Conditions Precedent to Obligations of Assignee.** The obligations of the Assignee under this Agreement are subject to the satisfaction of the following express conditions precedent, *provided, however*, that Assignee may, at its election, waive any of such conditions at Closing, except for Section 8.2.6 below, notwithstanding that such condition is not fulfilled on the Closing Date:

8.2.1 Assignor shall have delivered to Assignee the Assignor's Closing Documents as described in Section 9.1 below.

8.2.2 Each of the Assignor's representations, covenants, and warranties contained in this Agreement or in any Schedule, certificate, or document delivered pursuant to the provisions hereof, or in connection with the transactions contemplated hereby, shall be true and correct in all material respects at and as of the Closing Date with the same force and effect as if each such

representation or warranty were made at and as of such time, except in respect of such changes as are contemplated or permitted by this Agreement.

8.2.3 Assignor shall have performed and complied in all material respects with all covenants, agreements and obligations required by this Agreement to be performed or complied with by it prior to the Closing Date and shall be in full compliance therewith on the Closing Date.

8.2.4 Assignor shall be the holder of the Commission Authorizations and except as provided herein, each such authorization shall be valid, and in full force and effect.

8.2.5 Assignor shall have taken all internal and other actions necessary to consummate this transaction.

8.2.6 The FCC shall have granted its consent to the Assignment Application, in either in whole or in part, such consent shall be in full force and effect, and shall have become a Final Order, without any conditions materially adverse to Assignee.

8.3 **Conditions Precedent to Obligations of Assignor.** The performance of the obligations of the Assignor under this Agreement is subject to the satisfaction of each of the following express conditions precedent, *provided, however*, that Assignor may, at its election, waive any of such conditions at the Closing, except for Section 8.3.3 below, notwithstanding that such condition is not fulfilled on the Closing Date:

8.3.1 Assignee shall have delivered to Assignor the Assignee's Closing Documents as described in Section 9.2 below.

8.3.2 Each of Assignee's representations and warranties contained in this Agreement or in any certificate or document delivered pursuant to the provisions hereof, or in connection with the transactions contemplated hereby, shall be true in all material respects at and as of the Closing Date, as though each such representation or warranty was made at and as of such time, except in respect of such changes as are contemplated or permitted by this Agreement.

8.3.3 Assignee shall have performed and complied in all material respects with all covenants, agreements, and obligations required by this Agreement to be performed or complied with by it prior to the Closing Date and shall be in full compliance therewith on the Closing Date.

8.3.4 The FCC shall have granted its consent to the Assignment Application, such consent shall be in full force and effect, without any conditions materially adverse to Assignor.

8.3.5 Assignee shall have taken all internal and other actions necessary to consummate this transaction.

8.4 **Failure of Conditions Precedent to Obligations of Assignee.** In case of the failure of any of the conditions precedent described in Sections 8.1 or 8.2 hereof, and if Assignor, after application of the provisions of Section 12.3 hereof, has failed to cure same, Assignee shall have the right to terminate this Agreement without liability provided that Assignee is not in default

of this Agreement. In addition, if the failure of such condition precedent constitutes a material default by Assignor, Assignee shall be entitled to Specific Performance pursuant to Section 12.4.

8.5 **Failure of Conditions Precedent to Obligations of Assignor.** In case of the failure of any of the conditions precedent described in Sections 8.1 or 8.3 hereof, and if Assignee, after application of the provisions of Section 12.3 hereof, has failed to cure the same, Assignor shall have the right to terminate this Agreement without liability and to bring a lawsuit to collect any unpaid portion of the Consideration specified in Section 2.1.

SECTION 9 **OBLIGATIONS AT CLOSING**

9.1 **Closing Documents to be Delivered by Assignor.** At the Closing, Assignor shall deliver to Assignee the following (“Assignor’s Closing Documents”):

9.1.1 An executed Assignment of Authorizations in form and substance reasonably satisfactory to counsel for Assignee assigning the Commission Authorizations to Assignee for those licenses and permits approved for assignment by the FCC.

9.1.2 A Bill of Sale for the Tangible Personal Property to be assigned to Assignee in this transaction.

9.1.3 A certificate executed by Assignor stating that (a) all of the representations and warranties of Assignor set forth in this Agreement are in all material respects true, correct, and accurate as of the Closing Date, and (b) all covenants set forth in this Agreement to be performed by Assignor on or prior to the Closing Date have been performed in all material respects.

9.2 **Closing Documents to be Delivered by Assignee.** At the Closing Assignee shall deliver to Assignor the following (“Assignee’s Closing Obligations”):

9.2.1 A certificate executed by a principal of Assignee stating that: (a) all of the representations and warranties of Assignee set forth in this Agreement are in all material respects true, correct, and accurate as of the Closing Date, and (b) all covenants set forth in this Agreement to be performed by Assignee on or prior to the Closing Date have been performed in all material respects.

9.2.2 The remaining amount of the Consideration specified in Section 2.1.

9.2.3 Appropriate documentation of Assignor’s right to the Additional Consideration specified in Sections 2.2 and 2.3, in suitable form for recording.

SECTION 10 **INDEMNIFICATIONS**

10.1 **Breach of Assignor’s Agreements, Representations, and Warranties.** Assignor shall reimburse Assignee for, and indemnify and hold harmless Assignee from and against, any

loss, damage, liability, obligation, deficiency, claim, suit, cause of action, demand, judgment, or expense (including without limitation, payments, fines, penalties, interest, taxes, assessments, and reasonable attorneys' fees and accounting fees), contingent or otherwise, whether incurred or asserted prior to or after the Closing Date, arising out of Assignor's agreements, representations, and warranties, or sustained by Assignee, by reason of:

10.1.1 any material breach of any warranty, representation, or agreement of Assignor contained under this Agreement or in any certificate or other instrument furnished to Assignee pursuant to this Agreement or in connection with any of the transactions contemplated hereby;

10.1.2 Assignor's operation of the Station prior to Closing including, but not limited to, any and all claims, liabilities, and obligations arising or required to be performed by Assignor under any lease, contract, or agreement, other than this Agreement on or after the Closing, or under this Agreement prior to the Closing, except for obligations or liabilities expressly assumed by Assignee herein;

10.1.3 any transaction entered into by Assignor or arising in connection with the Station or the operation of the business thereof or any of the Station Assets prior to the Closing, except for obligations or liabilities expressly assumed by Assignee herein; or

10.1.4 any and all actions, suits, proceedings, investigation(s), or forfeiture(s) incident to any of the foregoing.

10.2 **Breach of Assignee's Agreements, Representations, and Warranties.** Assignee shall reimburse Assignor for, and indemnify and hold harmless Assignor from and against, any loss, damage, liability, obligation, deficiency, claim, suit, cause of action, demand, judgment, or expense (including without being limited to, payments, fines, penalties, interest, taxes, assessments, reasonable attorneys' fees and accounting fees of any kind or nature), contingent or otherwise, arising out of or sustained by reason of:

10.2.1 any material breach of any warranty, representation, or agreement of Assignee contained under this Agreement or any certificate or other instrument furnished by Assignee pursuant to this Agreement or in connection with any of the transactions contemplated hereby;

10.2.2 Assignee's operation of the Station subsequent to Closing (including, but not limited to, any and all claims, liabilities and obligations arising or required to be performed on or after the Closing under any agreements);

10.2.3 any transaction entered into by Assignee or arising in connection with the Station Assets or the operation of the Station subsequent to the Closing;

10.2.4 any and all liabilities or obligations of Assignor expressly assumed by Assignee pursuant to this Agreement;

10.2.5 any activity of Assignee in providing equipment, site access, and/or programming for the Station prior to the Closing; or

10.2.6 any and all actions, suits, or proceedings, investigation(s) or forfeiture(s) incident to any of the foregoing.

10.3 **Notice of Claim.** All representations and warranties contained in this Agreement shall be deemed continuing representations and warranties and shall survive the Closing for a period of six (6) months. Any claim to indemnification in respect of a covenant or agreement shall be made within nine (9) months of the Closing Date. Assignee and Assignor agree to give prompt written notice to each other of any claim for indemnification under Sections 10.1 or 10.2 hereof (“Notice of Claim”), which amount is believed to be required to discharge the obligations of the indemnifying party resulting therefrom. Within ten (10) business days after having been given the Notice of Claim, the indemnifying party may deliver to the other party (i) a written notice of objection to the payment of such claim (“Notice of Objection”), which Notice of Objection shall set forth the basis for such objection; or (ii) a written notice that the indemnifying party intends to defend against such claim in good faith (“Notice of Intention to Defend”). If such a Notice of Intention to Defend is delivered, the indemnifying party shall have the right to hold in abeyance the claim for indemnification if and so long as such defense is conducted by the indemnifying party at the latter’s expense in a manner effective to protect the indemnified party against such claim. If no Notice of Objection or Notice of Intention to Defend is given within the prescribed ten (10) business day period, the indemnifying party shall promptly pay to the indemnified party the amount set forth in the Notice of Claim. If the parties are unable to resolve any Notice of Claim and corresponding Notice of Objection, either party may take whatever action it deems reasonable, including without limitation, the filing of a claim, petition, or other pleading in a court of competent jurisdiction. No indemnifying party may settle a third-party claim an indemnified party without obtaining the consent of the indemnified party, unless the settlement includes a general release in favor of and requires no payment by the indemnified party and does not jeopardize the indemnified party’s standing as an FCC licensee.

10.4 **Sole Remedy.** Except as provided to the contrary in this Agreement, the right to indemnification pursuant to this Section shall be the sole and exclusive remedy of each party and, except for indemnification with respect to third party claims shall be capped at the amount of Ten Thousand Dollars (\$10,000.00).

SECTION 11

FEES AND EXPENSES

Each party shall pay its own attorneys’ fees and expenses which it initiates, creates, or incurs in connection with the negotiation, preparation and execution of this Agreement. Assignor shall pay all FCC filing fees associated with the Assignment Application and costs of publication in a local newspaper, and all costs associated with the Modification Application. All other expenses incurred in connection with this transaction shall be borne by the party incurring same with the exception of legal fees of the Assignor of which Assignee shall pay Two Thousand Five Hundred Dollars (\$2,500.00) as provided in Section 2.2.

SECTION 12

DEFAULT AND TERMINATION

12.1 **Termination**. This Agreement may be terminated prior to the Closing by either Assignee or Assignor as the case may be, if the party seeking to terminate is not in material default or breach of this Agreement, upon written notice to the other upon the occurrence of any of the following:

12.1.1 if the other is in material breach or default of its respective covenants, agreements, or other obligations herein, or if any of its representations herein are not true and accurate in all material respects when made or when otherwise required by this Agreement to be true and accurate, and such breach is not timely cured as provided in Section 12.3, below;

12.1.2 if the FCC denies or dismisses the Assignment Application or any part thereof or designates any part thereof for a trial-type hearing;

12.1.3 if within nine months after the date of this Agreement (i) the Assignment Application has not been granted by the FCC or (ii) a timely petition to deny is filed against the Assignment Application and an Order granting the Assignment Application has not become a Final Order;

12.1.4 if on the Closing Date, Assignor or Assignee, as the case may be, has failed to comply with its obligations under Section 8.2 or 8.3 of this Agreement, and does not cure such failure within the period provided in Section 12.3;

12.1.5 if the Parties have not closed on the Transaction by twelve (12) months after the date of this Agreement; or

12.1.6 by mutual written consent of Assignee and Assignor.

12.2 This Agreement may be terminated by Assignor in the event full payment is not made as required under Section 2.1 of this Agreement, subject to the last sentence of Section 12.3 below.

12.3 A party shall be in “default” under this Agreement if it makes any material misrepresentation to the other party in connection with this Agreement, or materially breaches or fails to perform any of its representations, warranties, or covenants contained in this Agreement. Non-material breaches or failures shall not be grounds for declaring a party to be in default, postponing the Closing, or terminating this Agreement. If either party believes the other to be in default hereunder, the former party shall provide the other with written notice specifying in reasonable detail the nature of such default. If the default is not curable or has not been cured within fifteen (15) calendar days after delivery of that notice (or such additional reasonable time as the circumstances may warrant provided the party in default undertakes diligent, good faith efforts to cure the default within such fifteen (15) calendar day period and continues such efforts thereafter), then the party giving such notice may terminate this Agreement and/or exercise the remedies available to such party pursuant to this Agreement, subject to the right of the other party

to contest such action through appropriate proceedings. Notwithstanding the foregoing, in the event of monetary default, time shall be of the essence, no notice shall be required or cure period afforded, and this Agreement may be terminated immediately.

12.4 Assignor agrees that the Station Assets include unique property that cannot be readily obtained on the open market and that Assignee will be irreparably injured if this Agreement is not specifically enforced. Therefore, Assignee shall have the right specifically to enforce Assignor's performance under this Agreement, and Assignor agrees to waive the defense in any such suit that Assignee has an adequate remedy at law and to interpose no opposition, legal or otherwise, as to the propriety of specific performance as a remedy. In the event of breach by Assignee, Assignor shall have the right to bring a lawsuit for the full amount of the Consideration specified in Section 2.1.

SECTION 13 **SURVIVAL OF WARRANTIES**

13.1 All representations and warranties made by the parties in this Agreement shall be deemed made for the purpose of inducing the other to enter into this Agreement, and shall survive the Closing and remain operative and in full force and effect, for a period of six months following the Closing.

13.2 Neither the acceptance nor the delivery of property hereunder shall constitute a waiver of any covenant, representation, warranty, agreement, obligation, undertaking, or indemnification of Assignor or Assignee contained in this Agreement, all of which shall, unless otherwise specifically provided, survive the Closing hereunder in accordance with the terms of this Agreement and shall be binding upon and inure to the benefit of all of the parties hereto, their heirs, legal representatives, successors, and assigns.

SECTION 14 **NOTICES**

All notices, requests, demands, waivers, consents, and other communications required or permitted hereunder shall be in writing and be deemed to have been duly given when delivered in person (as evidenced by a written receipt) to the party to be notified at the address set out below or sent by registered or certified mail, or by express mail or courier, postage prepaid, return receipt requested, addressed to the party to be notified, as follows:

If to Assignor: Indiana Wesleyan University (Marion College)
 4201 South Washington Street
 Marion, IN 46953-4974
 Att'n: Nancy Schoonmaker, EVP & CFO

With a copy to: Seth L. Williams, Esq.
 Fletcher, Heald & Hildreth, PLC
 1300 N. 17th Street, Suite 1100
 Arlington, VA 22209

If to Assignee: 5GTV, LLC
Frank Copsidas, Managing Member
143 West St.
Suite 208
New Milford, CT 06776

With a copy to: Dan J. Alpert, Esq.
The Law Office of Dan J. Alpert
2120 North 21st Road
Arlington, VA 22201

Either party may change its address for notices by written notice to the other given pursuant to this Section. Any notice purportedly given by a means other than as provided in this Section shall be invalid and shall have no force or effect.

A copy of every notice to Assignor must also be sent by electronic mail to _____. A copy of every notice to Assignee must also be sent by electronic mail to SF@IntrigueTV.com

SECTION 16 **MISCELLANEOUS**

16.1 **Headings.** The headings of the Sections of this Agreement are for convenience of reference only, and do not form a part thereof, and do not in any way modify, interpret, or construe the meaning of the sections themselves or the intentions of the parties.

16.2 **Entire Agreement.** This Agreement and any other agreements entered into contemporaneously herewith set forth the entire agreement of the parties and are intended to supersede all prior negotiations, understandings, and agreements and cannot be altered, amended, changed, or modified in any respect or particular unless each such alteration, amendment, change, or modification shall have been agreed to by each of the parties hereto and reduced to writing in its entirety and signed and delivered by each party. No provision, condition, or covenant of this Agreement shall be waived by either party hereto except by a written instrument delivered to the other party and signed by the party consenting to and to be charged with such waiver. No representations or warranties concerning the potential performance or signal coverage of the Station, or the potential for the Station to change transmitter sites, operating power, frequencies, etc., are being provided by Assignor except as provided in writing herein. No provision, condition, or covenant of this Agreement shall be waived by either party hereto except by a written instrument delivered to the other party and signed by the party consenting to and to be charged with such waiver.

16.3 **Binding Effect and Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, and permitted assigns. Neither Party may assign any of its rights or obligations without the written consent of the other Party.

16.4 **Additional Documents.** The parties hereto agree to execute, acknowledge, and deliver, at or after the Closing Date, such other and further instruments and documents as may be reasonably necessary to implement, consummate, and effectuate the terms of this Agreement, the effective vesting in Assignee of title to the Assets, and/or the successful processing by the FCC of the Assignment Application.

16.5 **Counterparts.** This Agreement may be executed in one or more counterparts, all of which together shall comprise one and the same instrument. This Agreement may be executed and exchanged by facsimile transmission or electronic mail with the same effect as if the signatures had appeared in original handwriting on the same physical document.

16.6 **Legal Actions.** If either Assignor or Assignee initiates any legal action or lawsuit against the other involving this Agreement, the prevailing party in such action or suit shall be entitled to receive reimbursement from the other party for all reasonable attorneys' fees and other costs and expenses incurred by the prevailing party in respect of that litigation, including any appeal, and such reimbursement may be included in the judgment or final order issued in such proceeding. Any award of damages following judicial remedy or arbitration as a result of the breach of this Agreement or any of its provisions shall include an award of prejudgment interest from the date of the breach at the maximum rate of interest allowed by law.

16.7 **Governing Law.** The parties agree that this Agreement and the transaction herein contemplated shall be interpreted, construed, and enforced under the Communications Act of 1934, as amended, and the Rules and Regulations of the FCC, and otherwise under and according to the laws of the State of Delaware.

16.8 **Counsel.** Each party has had the opportunity to be represented by its own additional counsel in connection with the negotiation and preparation of this Agreement and, consequently, each party hereby waives any conflict that may otherwise exist, as well as the application of any rule of law to the effect that any provision of this Agreement shall be interpreted or construed against the party whose counsel drafted that provision.

16.9 **Time is of the Essence.** Time shall be of the essence in this Agreement and the performance of each and every provision hereof.

16.10 **Severability.** If any term or provision of this Agreement or its application shall, to any extent, be declared to be invalid or unenforceable, the remaining terms and provisions shall not be affected and shall remain in full force and effect and to such extent are severable without adversely affecting the fundamental benefits expected by each Party.

16.11 **Choice of Forum.** The parties agree that the only and exclusive forum for any action brought to resolve any dispute arising out of this Agreement shall be the federal or state courts having jurisdiction over Wilmington, DE. No party shall oppose or assert a defense against such litigation in said courts on the grounds that the court lacks personal jurisdiction.

16.12 **Confidentiality.** Assignee and Assignor, and their respective employees, agents and representatives, shall each keep confidential all information obtained with respect to the other

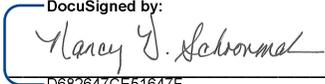
in connection with the negotiation and performance of this Agreement, except where such information is known or available through other lawful sources or where its disclosure is required in accordance with applicable law. If the transactions contemplated hereby are not consummated for any reason, Assignee and Assignor, and their respective employees, agents, and representatives, shall return to the other, without retaining a copy thereof, any written information, including all financial information, obtained from the other in connection with this Agreement and the transactions contemplated hereby, and shall forever preserve the confidentiality of such information. The parties recognize that a breach of this covenant of confidentiality may cause substantial, irreparable harm to the other's business and therefore agree that injunctive relief would be appropriate to enforce any breach of this covenant.

SIGNATURE PAGE TO ASSIGNMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their proper individuals or officers thereunto duly authorized as of the day and year first above written.

ASSIGNOR:

Indiana Wesleyan University (Marion College)

By:  _____
Nancy Schoonmaker
Executive Vice-President and Chief Financial Officer

ASSIGNEE:

5GTV, LLC

By: _____
Frank Copsidas
Managing Member

SIGNATURE PAGE TO ASSIGNMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and executed by their proper individuals or officers thereunto duly authorized as of the day and year first above written.

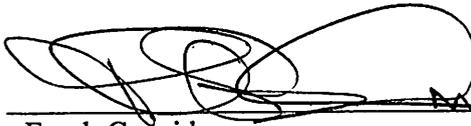
ASSIGNOR:

Indiana Wesleyan University (Marion College)

By: _____
Nancy Schoonmaker
Executive Vice-President and Chief Financial Officer

ASSIGNEE:

5GTV, LLC

By:  _____
Frank Copsidas
Managing Member



Schedule 1.1.1
Commission Authorizations

Station WIWU-CD, Facility No. 29292, Marion, Indiana

License File No. 000086365, granted October 15, 2019, expiration August 1, 2021

STA Extension, File No. 0000118207, granted July 24, 2020, expiration December 31,
2020



Schedule 1.1.2
Tangible Personal Property

TFTEAS930A
TFT EAS 911
Evertz 9625DSK-LGA Downstream Media Keyer
Evertz Master Clock SPG 5600MSC
Adtec Media Hub HD Pro

WIWU TV Transmitter Equipment

Hitachi UHF Digital TV Transmitter
E-COMPACT
Model EC703HP-BB
Exciter, Comb filter (MYAT, INC.) COM – TECH frame
2 CM8001 Control Modules
3 PA708HP Power Amplifiers
DLK4W Dummy Load

ERI AL8O-28 Antenna



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E-COMPACT
Model EC703HP-BB
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