

LEASE AGREEMENT

This lease made and entered into by and between Oliver McCoy, a single person, surviving spouse of Helen M. McCoy, hereinafter referred to as the Lessor, and Ozark Media, Inc., a Corporation, hereinafter referred to as the Lessee,

WITNESSETH:

1. Description of leased property: That for and in consideration of the payment of the rents and the performance of the covenants contained herein on the part of Lessee to be performed, Lessor does hereby lease, demise and let unto Lessee the real estate described on Exhibit "A" attached hereto and incorporated herein by reference.

2. Term: The initial term of this lease shall be for twenty-five (25) years commencing on the 9TH day of DECEMBER, 2005 and shall continue until the 9TH day of DECEMBER, 2030. That this lease shall also be automatically extended under the same terms and conditions (except for the rental adjustments set forth on Exhibit "B" referred to below) for five (5) additional five year terms unless Lessee gives Lessor written notice of Lessee's intention to terminate this lease no later than thirty (30) days prior to the end of the initial term or any extension.

3. Rent: Lessee shall pay the amount currently required under the lease agreement dated May 30, 2000, (which shall be considered terminated as of the effective date of this lease agreement) as shown on Exhibit "C" attached hereto and incorporated herein by reference, until such time as the new tower and the new

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transmitter electronics building referred to in paragraph 4 is erected and Lessee is legally broadcasting in compliance with FCC licensing requirements; at that time the monthly rental will be adjusted as shown on Exhibit "B".

4. Use: Lessee shall continue use of the existing tower and studio building and construct a new ⁴²⁹ ~~200~~ foot tower and a new transmitter and electronics building on the real estate. Lessee shall also erect fences around the buildings and guy anchors and shall be responsible for maintaining the premises by mowing. Lessor shall be permitted to pasture cattle on any portion of the real estate not used by Lessee.

5. Sub-leasing: Lessee shall not have the right to sub-lease any portion of real estate without written consent of the Lessor, such consent not to be unreasonably withheld. Lessee upon written notification to Lessor shall also have the right to transfer this lease to any other entity, person or company for the same use and purpose.

6. Access by Lessor: Lessor reserves the right to enter on the premises to inspect said premises during normal business hours upon reasonable notice.

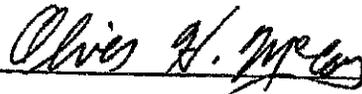
7. Insurance: Lessee shall hold Lessor harmless for acts or omissions of Lessee in the use and possession of the leased premises. Lessee agrees to defend and indemnify and hold Lessor harmless from any loss, which may arise out of Lessee's use and occupancy. Lessee shall be responsible for furnishing its own liability and property and contents insurance.

8. Right of First Refusal: In the event Lessor should desire to sell all or any portion of Lessor's real estate situated adjacent to the leased property which

prospective sale would include the leased premises, Lessee shall have the right to purchase the leased premises under the same terms and conditions offered by the prospective Buyer.

9. Surrender: Lessee shall surrender the premises to Lessor at the end of the lease term or any extensions thereof, in the same condition as when they took possession, allowing for reasonable use and wear and for damage by acts of God, including fire and storms. Lessee shall restore the Leased Property to the same condition as before leasing the property. It is understood by the Lessor that the towers and any buildings erected by Lessee is the personal property of Lessee and will be removed at the end of the term of the lease.

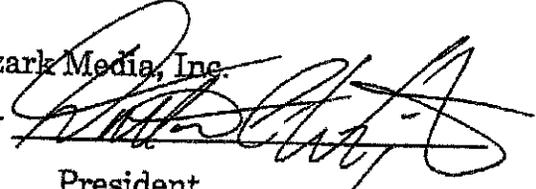
10. Contingency: This Lease Agreement, the length of the term or terms and the obligations hereunder, is contingent upon final and continuing Federal Aviation Administration and Federal Commission approval. It is also contingent on continuing compliance with local zoning of the Lessee's Property. Also if the location does not continue to provide satisfactory audio reception, Lessee may void this agreement.



Oliver McGoy

Lessor

Ozark Media, Inc.

By 

President

Lessee

Exhibit "B"

	Monthly Rate
Current Rate	\$125.00
New Lease Rate	\$300.00
Rate Progression	***
5th Year	\$330.00
10th Year	\$363.00
15th Year	\$399.30
20th Year	\$439.25
25th Year	\$483.20
30th Year	\$531.55
35th Year	\$584.70
40th Year	\$643.20
45th Year	\$707.55
50th Year	\$778.30
55th Year	\$856.20
60th Year	\$941.85
65th Year	\$1,036.05
70th Year	\$1,139.70
75th Year	\$1,253.70
80th Year	\$1,379.10
85st Year	\$1,517.05
90th Year	\$1,668.80
95th Year	\$1,835.70
99th Year	\$2,019.30

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P.H.M.