

ASSET PURCHASE AGREEMENT

THIS ASSET PURCHASE AGREEMENT (the “Agreement”) is entered into as of this 7 day of June, 2021 (the “Effective Date”) by and between QUEENB TELEVISION, LLC, a Wisconsin limited liability company (“Buyer”), and MAGNUM RADIO, INC., a Wisconsin corporation (“MAGNUM RADIO”) (“Seller”). Buyer and Seller each are a “Party” and, collectively, the “Parties”.

RECITALS

WHEREAS, Seller is the licensee of the broadcast stations listed below (each a “Station” and collectively the “Stations”), pursuant to certain licenses issued by the Federal Communications Commission (the “FCC”):

1. Analog LPTV Station WEZY-LP (Facility ID: 39628), Tomah, WI
2. Digital Class A Station KQEG-CD (Facility ID: 72207), La Crescent, MN
3. Analog LPTV Station WBOO-LP (Facility ID: 130843), Elk Mound, WI

WHEREAS, Seller owns or leases all other assets used in connection with the operation of the Stations; and

WHEREAS, on the terms and conditions described herein, Seller desires to sell, and Buyer desires to purchase, substantially all of the assets owned or leased by Seller and used in connection with the operation of the Stations;

NOW, THEREFORE, taking the foregoing into account, and in consideration of the mutual covenants and agreements set forth herein, the sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, hereby agree to the following terms and conditions:

ARTICLE 1: SALE AND PURCHASE

1.1 **Purchased Assets.** Subject to the terms and conditions in this Agreement, Seller shall grant, convey, sell, assign, transfer and deliver to Buyer on the Closing Date (as defined below) all assets, properties, interests and rights used by Seller in connection with the business and operations of the Stations (collectively, the “Purchased Assets”), but excluding the Excluded Assets (as defined below). The Purchased Assets shall include the following:

(a) **Licenses and FCC Authorizations.** All licenses, authorizations, permits, granted construction permits, and all pending applications for FCC licenses, permits, and authorizations applied or issued with respect to the Stations by the FCC (the “FCC Authorizations”), by the Federal Aviation Administration (“FAA”) and by any other federal, state or local governmental authorities in connection with the conduct of the business and operation of the Stations, including those listed on Schedule 1.1(a) attached hereto.

(b) **Tangible Personal Property.** All equipment, transmitters, antennas, inventory, cables, spare parts and other tangible personal property (including associated manufacturers and vendor warranties) used or held for use in connection with the conduct of the business and operation of the Stations. The tangible property is listed and described on Schedule 1.1(b) attached hereto, and any additions and improvements thereto between the Effective Date and the Closing Date (collectively, the “Tangible Personal Property”). All of the Tangible Personal Property are sold “where is, as-is” without any warranty of fitness for particular purpose. The NT500 is a backup transmitter for KQEG-CD and is not capable of achieving full licensed power operations for KQEG-CD.

(c) **Real Property Leases.** All right, title and interest of Seller in leasehold interests in real property (including any and all interests that the Seller may hold in site licenses agreements and ground leases for the use of a transmitter or antenna site) used in connection with the conduct of business and operation of the Stations, and which is listed and described on Schedule 1.1(c) attached hereto, along with all of the Seller’s rights (including leasehold rights, if any) to the buildings, improvements and fixtures, rights of way, easements, privileges and appurtenances thereto and any additions or improvements thereto prior to the Closing Date (collectively, the “Real Property”). Each such lease, license or sublease in the Real Property shall be referred to herein individually as a “Real Property Lease” and collectively, as the “Real Property Leases”).

(d) **Contracts.** All (i) contracts, agreements and leases listed on Schedule 1.1(d) and (ii) other contracts, agreements and leases approved by Buyer which are entered into between the Effective Date and the Closing Date (collectively, the “Assumed Contracts”).

(e) **Intangible Property.** All rights to the Stations’ call letters (except as set forth on Schedule 1.1(e) and in any trademarks, trade names, service marks, patents, patent applications, internet domain names and associated websites, copyrights, programs and programming material (including program rights), jingles, slogans, logos, and other intangible property used or held for use in the operation of the Stations, including those listed on Schedule 1.1(e), and all goodwill associated with the foregoing (collectively, the “Intangible Property”).

(f) **Files and Records.** The Stations’ physical and online public inspection file, filings with the FCC relating to the Stations, and such other technical information, engineering data, books and records that relate to the Stations and the Purchased Assets being conveyed hereunder, including all engineering evaluations, analyses, and other material related to the construction or modification of digital facilities for the Station.

(g) **Claims.** Any and all claims and rights against third parties if and to the extent relating to Purchased Assets, including all rights under manufacturers’ and vendors’ warranties.

(h) **Prepaid Items.** All deposits, reserves and prepaid expenses relating to the Purchased Assets and prepaid taxes relating to the Purchased Assets, pro-rated as of Closing.

1.2 **Excluded Assets.** The following shall be excluded from the Purchased Assets and

retained by Seller (collectively, the “Excluded Assets”):

(a) **Cash**. All cash, cash equivalents or similar investments such as certificates of deposit, treasury bills and other marketable securities on hand and/or in banks and deposits of Seller.

(b) **Accounts Receivable**. All accounts receivable of Seller arising from the operation of the Stations prior to the Closing which are outstanding and uncollected as of the Closing (the “Accounts Receivable”).

(c) **Insurance**. Any insurance policies, intercompany accounts, promissory notes, amounts due from employees, bonds, letters of credit, or other similar items, any cash surrender value in regard thereto of Seller, and any proceeds from insurance claims made by Seller relating to property or equipment included in the Purchased Assets that has been repaired, replaced or restored by Seller prior to the Closing.

(d) **Benefit Plans**. Any pension, profit-sharing or cash or deferred (Section 401(k)) plans and trusts and assets thereof, or any other employee benefit plan or arrangement, and the assets thereof.

(e) **Tax Refunds**. Any interest in and to any refunds of federal, state or local franchise, income or other taxes of Seller for taxes incurred and actually paid by Seller prior to the Closing.

(f) **Excluded Personal Property**. Any tangible and intangible personal property of Seller listed on Schedule 1.2(f).

(g) **Books and Records**. Except as provided in Section 1.1(f), all the financial records, account books and general ledgers, and all corporate records (including organizational documents) of Seller, including tax returns and transfer books.

(h) **Employees**. The employees of the Stations or of Seller.

(i) **Contracts**. Any contracts or agreements not listed on Schedule 1.1(d).

(j) **Call Signs**. The Call Signs WBOO-LP and WEZY-LP, which Seller shall re-assign to other Seller owned facilities at or prior to Closing contemplated herein.

1.3 **Liabilities**. The Purchased Assets shall be transferred by Seller to Buyer free and clear of all debts, security interests, mortgages, trusts, claims, pledges, conditional sales agreements, equipment leases, and other liens, liabilities and encumbrances of every kind and nature (“Liens”), other than for taxes not yet due and payable, Liens that will be discharged prior to Closing and Buyer’s obligations to perform on and after the Closing Date the obligations arising under the Assumed Contracts (“Permitted Liens”). Buyer shall assume and undertake to pay, discharge and perform all obligations and liabilities relating to the Real Property Leases, Assumed Contracts or other Purchased Assets arising or occurring after the Closing. Buyer shall not assume any other obligations or liabilities including (i) any obligations or liabilities under the Real Property Leases, Assumed

Contracts or other Purchased Assets relating to the period prior to the Closing; (ii) any obligations or liabilities of Seller which are unrelated to the Purchased Assets being sold hereunder, (iii) any obligations or liabilities relating to employees of Seller or any affiliates of Seller (including any pension obligations or pension withdrawal liabilities), (iv) any obligations or liabilities relating to the Excluded Assets, (v) any federal, state or local franchise, income or other taxes of Seller or any affiliates of Seller, (vi) any amounts (other than regulatory fees) due and owing to the FCC prior to the Closing, or (vii) any other obligations or liabilities of Seller or any affiliates of Seller (collectively, the “Retained Liabilities”).

1.4 **Purchase Price.**

(a) **Purchase Price.** The purchase price to be paid for the Purchased Assets will be One Million One Hundred Thousand Dollars (\$1,100,000) (the “Purchase Price”), subject to the adjustments described below. Seller acknowledges that it has received One Hundred Ten Thousand Dollars (\$110,000) as an initial payment (the “Initial Payment”) to be credited against the Purchase Price at Closing and that Buyer shall pay the balance of the Purchase Price (i.e., \$990,000) to Seller by wire transfer of immediately available funds, at Closing.

(b) **Escrow Deposits.** Within five (5) business days after execution and delivery of this Agreement, Buyer (or an affiliate of Buyer) will deposit Four Hundred Forty Thousand Dollars (\$440,000) (the “First Escrow Deposit”) to be held in escrow. No later than five (5) business days prior to Closing, Buyer (or an affiliate of Buyer) will deposit Five Hundred Fifty Thousand Dollars (\$550,000) (the “Second Escrow Deposit”) to be held in escrow (the First Escrow Deposit and the Second Escrow Deposit are, collectively, the “Escrow Deposits”). The Escrow Deposits shall be held and disbursed by First Business Bank as the escrow agent (“Escrow Agent”) pursuant to the terms of a mutually agreeable escrow agreement (the “Escrow Agreement”) a form of which is attached hereto as Exhibit A. Any fees charged by the Escrow Agent shall be paid by Buyer. At Closing, the Escrow Deposits shall be a credit against the Purchase Price, and any interest accrued thereon shall be disbursed to Buyer. If this Agreement is terminated by Seller pursuant to Section 11.1(b), the Escrow Deposits and any interest accrued thereon shall be retained by Seller. If this Agreement is otherwise terminated pursuant to its terms, the Escrow Deposits and any interest accrued thereon shall be promptly disbursed by Escrow Agent to Buyer and Seller shall not, by any act or omission, delay or prevent any such payment.

(c) **Advertising Credit.** As additional consideration for the Purchased Assets, in addition to the Purchase Price above, Buyer shall provide to Seller at Closing an advertising credit of \$200,000.00 for advertising time on Buyer’s broadcasting facilities, (the “Advertising Credit”). The Advertising Credit shall be available to Seller to use as cash at Buyer’s regular and customary advertising rates pursuant to its commercial demand rate card for Seller to place advertising on Buyer’s broadcasting facilities for Station WKBT-DT, La Crosse, Wisconsin and across all of Buyer’s associated broadcast platforms (i.e., WKBT-DT’s multicast channels and its website). Buyer’s use of the Advertising Credit is subject to the following conditions:

- 1) The Advertising Credit can be applied to any of the digital broadcast signals of WKBT-DT, La Crosse, Wisconsin, including its primary signal and multicast networks, and/or on WKBT-DT’s station website. Seller may also purchase

commercial production services of WKBT-DT at a rate consistent with amount charged to a cash customer. Seller is not required to have commercials produced by WKBT-DT in accordance with the paragraph for broadcast on WKBT-DT,

- 2) The Advertising Credit will be available to Seller during the period from the Closing Date until the date that is the third anniversary of the Closing date (the “Advertising Credit Period”); provided, however, that Seller may not avail itself of the Advertising Credit for broadcast on WKBT-DT during any political windows where the FCC’s lowest unit charge rules apply, including any special elections, general elections, primaries and runoffs.
- 3) Seller may use no more than \$16,666 in Advertising Credits per calendar quarter. Any unused Advertising Credits as of the last day of the Advertising Credit Period will expire automatically. Unless Buyer provides separate written consent, no more than 60% of the Advertising Credit spending per calendar quarter during the Advertising Credit Period may be made on WKBT-DT’s primary video stream.
- 4) Seller’s Advertising Credit may only be used for promotions of Seller radio stations that broadcast to listeners in the La Crosse television DMA. Seller’s use of its Advertising Credit is subject to Buyer’s prior approval, and Advertising Credits may not be used for time brokerage or by parties other than Seller. Buyer has the unilateral right, in its sole discretion, to reject any of Seller’s proposed use of the Advertising Credit that does not conform to Buyer’s broadcast standards or that does not satisfy the conditions of this paragraph.

1.5 **Prorations.** The Parties agree to prorate all expenses arising out of the ordinary course of the operation of the Stations which are incurred, accrued, or payable, as of 11:59 p.m. local time of the day preceding the Closing. The items to be prorated shall include, but not be limited to, power and utilities charges, FCC regulatory fees (based on the most recent information available from the FCC about the cost of such regulatory fees for the Stations), real and personal property taxes upon the basis of the most recent tax bills and information available, security deposits, and similar prepaid and deferred items. The prorations shall, insofar as feasible, be determined and paid on the Closing Date, with final settlement and payment to be made within forty-five (45) days after the Closing Date.

1.6 **Allocation of Purchase Price.** Buyer and Seller shall negotiate in good faith an allocation of the Purchase Price to the assets acquired hereunder in a manner which complies with Section 1060 of the Internal Revenue Code of 1986, as amended to the date hereof (the “Code”), prior to Closing.

ARTICLE 2: FCC CONSENT; ENVIRONMENTAL; CLOSING

2.1 **FCC Consent; Assignment Application.** Buyer and Seller shall prepare, execute, file, and prosecute an application to the FCC (the “Assignment Application”) requesting the FCC’s consent (the “FCC Consent”) to the assignment from Seller to Buyer of all FCC Authorizations pertaining to the Stations. The Assignment Application shall be filed not later than five (5) business

days after the Effective Date. Buyer and Seller shall take all reasonable steps to cooperate with each other and with the FCC to secure such FCC Consent without undue delay and to promptly consummate the transaction contemplated in this Agreement. Buyer shall pay the FCC filing fees due in connection with the Assignment Application, one-half of which fees shall be credited against the Purchase Price at the Closing. Each party shall be responsible for all of its other costs with respect to the preparation, filing and prosecution of the Assignment Application. Buyer and Seller shall promptly notify each other of, and provide copies of, all documents filed with or received from the FCC or any other governmental agency with respect to this Agreement, the Assignment Application or the transaction contemplated hereby. If Buyer or Seller becomes aware of any fact which would prevent or delay the FCC Consent, it shall promptly notify the other Party. For purposes of this Agreement, the date of the FCC Consent shall be the date identified on an FCC order, consent to assignment or transfer (FCC Form 732) or other document granting the Assignment Application to permit Buyer to hold the FCC Authorizations. If no date is included on the face of the FCC order, FCC Form 732 or other document granting the Assignment Application, then the FCC Consent date ("Initial Consent") shall be the date the FCC publicly releases an authorization granting Buyer authority to hold the FCC Authorizations.

2.2 **Closing Date; Closing Place.** The closing (the "Closing") of the transaction contemplated in this Agreement shall occur on a date (the "Closing Date") that is no more than ten (10) business days following the date (x) on which the Initial Consent shall have been granted, and (y) the other conditions to the Closing set forth in Articles 7 and 8 hereof shall have either been waived or satisfied, whichever is later; and Seller and Buyer agree to cooperate to the extent necessary to obtain the FCC's extension of the effectiveness of the Initial Consent as may be required. The Closing shall be held by exchange of documents via email, or as Seller and Buyer may agree.

2.3 **Assignment of Real Property Leases and Assumed Contracts at Closing.** In the event any Real Property Lease or Assumed Contract may not be assigned without the consent of any third party, and such consent has not been obtained as of the Closing, then such Real Property Lease or Assumed Contract will not be deemed assigned to Buyer until such third-party consent is obtained. If consent is subsequently obtained or deemed obtained (by virtue of the passage of time) after Closing, such Real Property Lease or Assumed Contract shall be deemed assigned by Seller and assumed by Buyer pursuant to this Agreement as of the date of such consent without further action or writing by the Parties. Prior to obtaining any required consent, to the extent permitted by law, Seller agrees to equitably assign its rights in the Real Property Lease or Assumed Contract to Buyer until such consent is obtained. In doing so, Buyer shall receive all benefits of such Real Property Lease or Assumed Contract and be obligated to pay any monies owed thereunder, and perform and comply with the terms of such Real Property Lease or Assumed Contract on Seller's behalf. Seller shall use commercially reasonable efforts to obtain all consents required to assign the Real Property Leases and Assumed Contracts to Buyer until each such consent is obtained. If any such consent is not obtained prior to the Closing Date, Seller shall use commercially reasonable efforts to obtain such consent as soon as possible after the Closing Date.

ARTICLE 3: REPRESENTATIONS AND WARRANTIES OF SELLER

Seller makes the following representations and warranties to Buyer:

3.1 **Organization and Authorization**. Seller is a corporation duly organized, validly existing, and in good standing under the laws of the State of Wisconsin and is qualified to do business in any other jurisdiction where such qualification is required by law. Seller has the power and authority to execute and deliver this Agreement and to consummate the transaction contemplated hereby. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby on Seller's part, have been duly and validly authorized by Seller, and no other actions on the part of Seller are necessary to authorize the execution and delivery of, or the performance of Seller's obligations under, this Agreement, or to consummate the transaction contemplated hereby. This Agreement has been duly and validly executed and delivered by Seller. This Agreement constitutes the legal, valid, and binding obligation of Seller enforceable in accordance with its terms, except as may be limited by bankruptcy, insolvency, or other laws affecting generally the enforcement of creditors' rights or the application of principles of equity.

3.2 **No Defaults**. The execution, delivery, and performance of this Agreement by Seller will not (a) constitute a violation of, or conflict with, any organizational documents of Seller, (b) result in a default (or give rise to any right of termination, cancellation, or acceleration) under, or conflict with, any of the terms, conditions, or provisions of any note, bond, mortgage, indenture, agreement, lease, or other instrument or obligation relating to the business of the Stations and to which Seller or any of the Purchased Assets may be subject, (c) violate any statute, regulation, order, injunction, or decree of any federal, state, or local governmental authority or agency which is applicable to Seller or any of the Purchased Assets, (d) result in the creation or imposition of any lien, charge, or encumbrance of any nature whatsoever upon any of the Purchased Assets, other than Permitted Liens, or (e) require the consent or approval of any governmental authority, lending institution, or other third party other than the FCC Consent, except as otherwise noted in Schedule 3.10 hereto.

3.3 **Tangible Personal Property**. Schedule 1.1(b) hereto contains a list of the Tangible Personal Property owned by Seller that is used or held for use by the Stations for the technical and business operation of the Stations. Seller owns and has, and will have on the Closing Date, good and marketable title to the Tangible Personal Property. Each material item of Tangible Personal Property (a) is sold in "where-is, as is" condition, and (b) has been maintained in a manner substantially consistent with generally accepted standards of good engineering practice.

3.4 **Real Property**. Seller holds no fee simple ownership interests in real property used in the operation of the Stations. Seller holds valid leasehold (or license) interests for the transmitter sites for the Stations. The Real Property Leases set forth on Schedule 1.1(c) are Seller's sole interest in real estate, and constitute all real property leases used or useful, in connection with the operation of the Stations in the manner in which they are being operated. Seller has received no notice of default under or termination of any Real Property Leases and there is no default by Seller under any Real Property Lease together with all amendments thereto. To the Knowledge of Seller, there is no pending condemnation or similar proceeding affecting the real property which is subject to a Real

Property Lease. Subject to obtaining applicable lessor consents, Seller has the full legal power and authority to assign its rights under the Real Property Leases to Buyer. To the Knowledge of the Seller, the current use of the premises leased in the Real Property Leases (“Leased Premises”) complies with all applicable zoning codes or other laws. The Leased Premises have vehicular access and are served by all utilities required for adequate operation of the Station.

3.5 **FCC Authorizations and Other Licenses.**

(a) Schedule 1.1(a) hereto contains a list of the FCC Authorizations and all other licenses, permits, construction permits, or other authorizations from governmental or regulatory authorities that are required for the lawful conduct of the business and operations of the Stations in the manner and to the full extent that the Stations are being operated. Schedule 1.1(a) includes a of the FCC Authorizations, including both active and pending licenses, construction permits, and other applications for authorizations in connection with the operation of the Stations, including an STA application for KQEG-CD filed under LMS Application #0000142985 on April 5, 2021 for authorization to operate at reduced power. Except as listed on Schedule 1.1(a), the FCC Authorizations and other licenses are in full force and effect, unimpaired by any act or omission of Seller. Seller lawfully holds each of the FCC Authorizations and the other licenses, permits, and authorizations listed on Schedule 1.1(a), none of which is subject to any restrictions or conditions that would limit in any material respect the operations of the Stations, other than (i) as may be set forth on the faces of such FCC Authorizations and other licenses, (ii) as set forth in Schedule 3.5 or (iii) as may be applicable to substantial segments of the television broadcasting industry. Seller is operating the Stations in all material respects in compliance with the FCC Authorizations, the Communications Act of 1934, as amended, and all regulations and published policies of the FCC (the “Communications Laws”). The Stations have received no complaints that they are causing objectionable interference to any other station and have not waived any interference rights except as set forth in Schedule 3.5. There is not now pending, or threatened, any action by or before the FCC to revoke, cancel, rescind, modify, or refuse to renew any of such FCC Authorizations, other than any modifications to the FCC Authorizations issued following the close of the 600 MHz incentive auction. Except as set forth in Schedule 3.5, Seller has not received any notice of, and has no Knowledge of, any pending, issued, or outstanding order by or before the FCC, or of any investigation, order to show cause, notice of violation, notice of apparent liability, notice of forfeiture, or material complaint against the Stations or the Seller. There are no pending proceedings before the FCC regarding the Class A status of the Stations, where applicable, and there has been no notice of inquiry or order to show cause issued by the FCC regarding the Class A status of the Stations, where applicable. All material reports and filings required to be filed with the FCC by Seller with respect to the operation of the Stations have been filed, and all such reports and filings are accurate and complete in all material respects. Seller maintains a public inspection file for the Stations and such file complies with the Communications Laws in all material respects. The operations of the Stations do not exceed permissible levels of exposure to non-ionizing electromagnetic radiofrequency (“RF”) radiation specified in the FCC's rules and regulations concerning RF radiation. Except as set forth on Schedule 1.1(a) or otherwise approved by Buyer by prior written consent, no Station was silent or operating on less than the required minimum schedule for a period of time of more than thirty (30) days during the current license term. The parties acknowledge WBOO-LP and WEZY-LP are currently silent. At FCC Staff

direction, an extension of silent authority and tolling for WBOO-LP will be submitted by Seller in June of 2021.

3.6 **Title**. No Liens exist or have been filed or recorded against the Purchased Assets in the public records of the Secretary of State of Seller's state of organization or in any other jurisdiction in which the Purchased Assets are located. If there is any Lien on the Purchased Assets, such Lien will be fully discharged on or prior to the Closing Date. The instruments to be executed by Seller and delivered to Buyer at the Closing, conveying the Purchased Assets to Buyer, will transfer good and marketable title to the Purchased Assets, free and clear of all Liens other than Permitted Liens.

3.7 **Employees**. Seller is not a party or subject to any labor union or collective bargaining agreements with respect to the Stations. Seller, in the operation of the Stations, has complied in all material respects with all applicable laws, rules and regulations relating to the employment of labor, including those related to wages, hours, collective bargaining, occupational safety, equal employment opportunities, discrimination, and the payment of social security and other payroll-related taxes, and it has not received any notice alleging that it has failed to comply in any material respect with any such laws, rules or regulations. No labor union or other collective bargaining representative represents or, to the Knowledge of Seller, claims to represent any of the employees of the Stations. To the Knowledge of Seller, there is no effort being made to organize the employees or any group of employees of the Stations for purposes of collective bargaining. Seller acknowledges and agrees that Buyer shall have no obligation to offer employment to any employee of Seller or the Stations or any post-Closing liability with respect to any such employee or for any such employee's benefits of any kind or nature, except to the extent that Buyer shall offer employment to any such employee and then only from and after the time at which such offer shall have been extended, and accepted by such employee, and subject to the terms and conditions thereof.

3.8 **Brokers**. There is no broker or finder or other person who would have any valid claim for a commission or a brokerage fee in connection with this Agreement or the transaction contemplated hereby as a result of any agreement, understanding, or action on the part of Seller.

3.9 **Litigation; Compliance with Law**. Seller is not subject to any order, writ, injunction, judgment, arbitration, decision, or decree having a binding effect and affecting the business of the Stations or the Purchased Assets or which restrains or enjoins, or purports to restrain or enjoin, or could reasonably be expected to restrain or enjoin, the transaction contemplated hereby, and to the Knowledge of Seller, no such proceeding is pending. There is no material litigation or administrative investigation or proceeding pending by or against, or, to the Knowledge of Seller, threatened against, Seller which relates to the Stations or which could materially and adversely affect any of the Purchased Assets. Seller, with respect to the Stations, has complied in all material respects with all applicable laws, regulations, orders, or decrees. The present uses by Seller of the Purchased Assets do not violate any such laws, regulations, orders, or decrees in any material respect, and Seller has no Knowledge of any basis for any claim for compensation or damage or other relief from any violation of the foregoing.

3.10 **Approvals and Consents**. Except as described in Schedule 3.10 hereto, the execution, delivery and performance by Seller of this Agreement and the consummation of the transaction contemplated hereby will not require any consent, permit, license or approval of any person, entity

or government or regulatory authority other than the FCC Consent. Any consents required for the assignment of the rights and obligations under the Real Property Leases or the Assumed Contracts are set forth on Schedule 3.10.

3.11 **Insurance**. All of the material Purchased Assets that are insurable are insured against loss, injury, or damage to the full extent of their replacement value. In the event of any loss or damage to the Purchased Assets prior to Closing, any shortfall between insurance proceeds and replacement value will not excuse Seller's obligation to replace or repair Purchased Assets with comparable assets to the extent required to meet its delivery obligations to Buyer.

3.12 **Environmental Matters**. To Seller's Knowledge, no hazardous or toxic substance or waste regulated under any applicable environmental, health or safety law has been generated, stored, transported, disposed of or released on, in, from or to the Real Property included in the Station Assets. To Seller's Knowledge, Seller has complied in all material respects with all environmental, health and safety laws applicable to the Stations. There is no action, suit or proceeding pending or, to the Knowledge of Seller, threatened against Seller or the Stations that asserts that Seller or the Stations has violated any environmental, health or safety laws applicable to such real property.

3.13 **Taxes**. Seller has duly, timely, and in the required manner filed all federal, state, and local income, franchise, sales, use, property, excise, payroll, and other tax returns and forms required to be filed, and has paid in full or discharged all taxes, assessments, excises, interest, penalties, deficiencies, and losses required to be paid. No event has occurred which could impose upon Buyer any liability for any taxes, penalties, or interest due or to become due from Seller from any taxing authority.

3.14 **Performance of Real Property Leases and Assumed Contracts**. Schedules 1.1(c) and 1.1(d) include all contracts, agreements and leases that relate primarily to the operation of the Stations or the ownership of the Purchased Assets (other than contracts for the sale of advertising time), including all programming and film contracts, syndication contracts, national sales representation contracts, employment contracts, retransmission contracts, distribution contracts and network affiliation contracts, Real Property Leases, income-producing leases and agreements. Seller has fully and timely performed all of its obligations pursuant to each of the Real Property Leases and the Assumed Contracts and is not in material default or breach of any such agreements. Seller has not received notice from any party to any Real Property Lease or Assumed Contract that such party contends that it is in default or breach under any Real Property Leases or Assumed Contract. Each of the Real Property Leases and Assumed Contracts is in full force and effect; and, to the Knowledge of Seller, there has not been, and is not, any default or breach under any Real Property Lease or Assumed Contract by the other party to any Real Property Lease or Assumed Contract. Except as set forth in Schedules 1.1(c) and 1.1(d) attached hereto, there have been no modifications, extensions, or amendments of any of the Real Property Leases or Assumed Contracts, whether oral or written, except as may be contemplated by this Agreement. Seller has not been notified by any other party to any Real Property Lease or Assumed Contract that such party has a present intent to terminate or not to renew any Real Property Lease or Assumed Contract. None of the Real

Property Leases and Assumed Contracts included in the Purchased Assets has as the other party an entity controlled by Seller.

3.15 **Sufficiency of Assets.** The Purchased Assets are sufficient for the conduct of the business and the operation of the Stations as presently operated by Seller. The Purchased Assets constitute all material assets regularly used or held for use to operate the Stations.

3.16 **Intellectual Property.** Seller owns or possesses, has valid licenses for or is an authorized user of all Computer Software, Intangible Property and Information Technology necessary to carry on the Stations' business as it is currently being operated. Seller has not received any notice of infringement or of conflict, or has any Knowledge of any basis for any such claim, with asserted rights of others with respect to any intellectual property. As used herein, "**Computer Software**" means all computer software and databases (including source code, object code and all related documentation) and "**Information Technology**" means rights for use of the computers, Computer Software, firmware, middleware, servers, workstations, routers, hubs, switches, intra-office data communications lines, and all other information technology equipment and elements, and associated documentation, in each case, which are necessary for the operation of the Stations, if any.

3.17 **Absence of Insolvency.** No insolvency proceedings of any character including bankruptcy, receivership, reorganization, composition or arrangements with creditors, voluntary or involuntary, affecting the Seller or any of the Purchased Assets, are pending or, to the best Knowledge of Seller, threatened, and Seller has not made any assignment for the benefit of creditors, or taken any action with a view to, or which would constitute the basis for the institution of, any such insolvency proceedings.

3.18 **MVPD Matters.** Schedule 3.18 contains, by Station, (i) a complete list of all U.S. cable television systems which carry each Station's signal and (ii) a list of all retransmission consent and/or copyright indemnification agreements, if any, entered into with respect to each Station. Seller has not received notice that any MVPD that is currently carrying any of the Stations' signal intends to delete such Station from carriage or to change any Station's channel position on such MVPD system. Seller has provided Buyer with copies of all notices, retransmission consents, agreements, correspondence or petitions from any MVPD with respect to any of the Stations.

3.19 **Obligations Relating to the Station.** Schedule 3.19 lists all contracts, agreements, and other obligations to which Seller is a party and that impose upon Seller or any Station any obligation of any kind relating to the Station, including those regarding the purchase of equipment, services, or programming for the Stations or regarding the Stations' participation in community affairs. Seller has no undisclosed liabilities related to the Stations or to which the Purchased Assets would be subject.

3.20 **Broadcast Tower.** To the Knowledge of the Seller, each Tower from which each of the Stations broadcasts or is authorized to broadcast is (a) obstruction marked; (b) lighted; and (c) properly registered with the FCC to the extent required by, and in material compliance with, the Communications Laws and the rules and regulations of the FAA. To the Knowledge of Seller, the

operations of each of the Stations do not exceed permissible levels of exposure to non-ionizing electromagnetic radio frequency radiation specified in Communications Laws.

3.21 **Accuracy of Representations and Statements.** No representation or warranty made by Seller in this Agreement, and no statement made in any certificate, document, exhibit, or schedule furnished or to be furnished by Seller in connection with the transactions herein contemplated, contains or will contain any untrue statement of a material fact or omits or will omit to state any material fact necessary to make such representation or warranty or any such statement not misleading to Buyer in the circumstance under which such representation, warranty, or statement was made.

ARTICLE 4: REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer makes the following representations and warranties to Seller:

4.1 **Organization and Standing.** Buyer is a limited liability company duly organized, validly existing, and in good standing under the laws of the State of Wisconsin, and as of the Closing Date will be qualified to do business in the State of Wisconsin and any other jurisdiction where such qualification is required.

4.2 **Authorization.** Buyer has the power and authority to execute and deliver this Agreement, and to consummate the transaction contemplated hereby. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby have been duly and validly authorized by Buyer, and no other proceedings on the part of Buyer are necessary to authorize the execution and delivery of, or the performance of Buyer's obligations under this Agreement, or to consummate the transaction contemplated hereby. This Agreement has been duly and validly executed and delivered by Buyer. This Agreement constitutes the legal, valid, and binding agreement of Buyer enforceable in accordance with its terms, except as may be limited by bankruptcy, insolvency, or other laws affecting generally the enforcement of creditors' rights or the application of principles of equity.

4.3 **No Defaults.** The execution, delivery, and performance of this Agreement by Buyer will not (a) conflict with or result in any breach of any provision of the articles of organization, operating agreement, or other similar organizational documents of Buyer, or (b) result in a default (or give rise to any right of termination, cancellation, or acceleration) under, or conflict with, any of the terms, conditions, or provisions of any note, bond, mortgage, indenture, agreement, lease, or other instrument or obligation relating to Buyer or its business, except for such defaults (or rights of termination, cancellation, or acceleration) or conflicts as to which requisite waivers or consents have been obtained and delivered to Seller, (c) violate any statute, regulation, order, injunction, or decree of any federal, state, or local governmental authority or agency which is applicable to Buyer, or (d) require the consent or approval of any governmental authority, lending institution, or other third party other than the FCC Consent.

4.4 **Buyer's Qualification.** Apart from the requirement of obtaining the FCC Consent, Buyer is legally, financially, and technically qualified to acquire, and to become the FCC licensee of, the Stations and to perform its obligations under this Agreement.

4.5 **Litigation.** Buyer is not subject to any order, writ, injunction, judgment, arbitration, decision, or decree having a binding effect and affecting the business of Buyer or which restrains or enjoins, or purports to restrain or enjoin, or could reasonably be expected to restrain or enjoin, the transaction contemplated hereby, and no such proceeding is pending. There is no material litigation pending by or against, or, to the Knowledge of Buyer, or threatened against Buyer, that would prevent or materially impede the consummation by Buyer of the transaction contemplated by this Agreement.

4.6 **Brokers.** There is no broker or finder or other person who would have any valid claim for a commission or a brokerage fee in connection with this Agreement or the transaction contemplated hereby as a result of any agreement, understanding, or action on the part of Buyer.

4.7 **Accuracy of Representations and Statements.** No representation or warranty made by Buyer in this Agreement, and no statement made in any certificate, document, exhibit, or schedule furnished or to be furnished by Buyer in connection with the transactions herein contemplated, contains or will contain any untrue statement of a material fact or omits or will omit to state any material fact necessary to make such representation or warranty or any such statement not misleading to Seller in the circumstance under which such representation, warranty, or statement was made.

ARTICLE 5: COVENANTS OF SELLER

The following terms of this Article 5 shall apply from the Effective Date until the completion of the Closing (except as otherwise specified or to the extent a covenant requires performance by Seller following Closing).

5.1 **Stations Documents.** The records, files and other documents kept in connection with the Stations shall be maintained by Seller in the usual and ordinary manner consistent with standard broadcast industry practice. Seller shall maintain the FCC Authorizations in accordance with their terms and in compliance in all material respects with all applicable laws, rules and regulations and all applicable FCC regulations and published policies. Seller shall maintain the FCC Authorizations in full force and effect and shall take all actions necessary to so maintain them, including the timely filing and prosecution of any necessary modification or renewal applications of the FCC Authorizations or other submissions to the FCC.

5.2 **Maintenance of Purchased Assets.** Seller shall maintain the Purchased Assets in their current condition.

5.3 **FCC Filings.** For each Station, Seller shall exercise reasonable due diligence to file applications for construction permits, resolve mutually exclusive applications, and take all other actions reasonably necessary to ensure each of the Stations remain able to comply with all applicable deadlines of the FCC's digital transition schedule, including with respect to the outstanding digital construction permits. In overseeing the transition of each Station to a new broadcast channel, where applicable, Seller shall consult with Buyer regarding options for the Seller to pursue in connection with the Station's channel reassignment, design, equipment,

facilities, and any other element of system configuration relevant to its operation following the conclusion of the transition.

5.4 **FCC Compliance.** Seller shall continue to operate and maintain the Stations in accordance with the terms of the FCC Authorizations and in compliance with all applicable laws and FCC regulations and published policies. Seller will deliver to Buyer, promptly after filing, copies of any material reports, applications, or responses to the FCC, or any material communications from the FCC, or if from any other person directed to the FCC, promptly after receipt by Seller, related to the Stations that are filed or received by Seller between the date of this Agreement and the Closing Date. Seller will not file any application with the FCC requesting authority to modify the Stations' facilities without Buyer's prior written consent and Seller shall take all actions necessary to (a) keep the FCC Authorizations, including all material permits and applications pending before the FCC, valid and in full force and effect and (b) to preserve all rights for the continued use of all the FCC Authorizations for the Stations. Seller shall promptly take all necessary or desirable action to obtain a grant of any required renewal application for the Stations, including negotiating and entering into a tolling agreement with the FCC if necessary.

5.5 **Operation of Stations in Ordinary Course.** Except disclosed in writing to and approved in writing by Buyer, Seller shall operate the Stations solely in the ordinary course of business and in accordance with past practice, and shall pay and perform all of the obligations with respect to the Stations (including those required under the Assumed Contracts and Real Property Leases) in the ordinary course as such obligations become due. Seller shall not amend any Real Property Lease or Assumed Contract without Buyer's prior written approval.

5.6 **Insurance.** Seller shall maintain in full force and effect through the Closing Date its existing property damage, liability, and other insurance with respect to the Purchased Assets.

5.7 **Disposition of Assets.** Prior to the Closing Date, Seller shall not, without the prior written consent of Buyer, sell, lease, or transfer, or agree to sell, lease, or transfer, any of the Purchased Assets without replacement thereof with an asset of equivalent kind, condition, and value that satisfies industry standards for such assets, nor create any new Lien on the Purchased Assets other than Permitted Liens and Liens arising pursuant to, and in accordance with the terms of, this Agreement.

5.8 **Compliance with Law.** Seller shall comply in all material respects with all federal, state, and local laws, rules and regulations in connection with the operation of the Stations.

5.9 **Access to Facilities, Files and Records.** At the request of Buyer, Seller shall from time to time give or cause to be given to Buyer full access during normal business hours to the Purchased Assets, and all, licenses, and equipment with respect to the Stations; provided, however, that all such access shall require the express consent of Seller, which shall not be unreasonably withheld, and shall be scheduled in a manner reasonably acceptable to Seller.

5.10 **Representations and Warranties.** Seller shall give detailed written notice to Buyer promptly upon learning of the occurrence of any event that would cause or constitute a breach, or that would have caused a breach had such event occurred or been known to Seller prior

to the Effective Date, of any of the representations or warranties contained in this Agreement. Seller shall use commercially reasonable efforts to cure any such event. Updates provided to comply with the covenant in this Section 5.10 will not have any impact on Buyer's Conditions to Closing or serve to limit Buyer's right to indemnification hereunder.

5.11 **Consummation of Agreement.** Seller shall use all commercially reasonable efforts to fulfill and perform all conditions and obligations on its part to be fulfilled and performed under this Agreement, and to cause the transaction contemplated by this Agreement to be fully carried out. Seller shall cooperate in the physical transfer of the Purchased Assets to Buyer's control, including by providing reasonable access to the Purchased Assets for that purpose.

5.12 **Employees.** Buyer shall have no obligation to offer employment to any employee of Seller or the Stations. Buyer shall have no liability with respect to any such employee or for any such employee's benefits of any kind or nature, except to the extent that Buyer shall offer employment to any such employee and then only from and after the time at which such offer shall have been extended, and accepted by such employee, and subject to the terms and conditions thereof.

ARTICLE 6: COVENANTS OF BUYER

Buyer covenants and agrees that from the date hereof until the completion of the Closing:

6.1 **Representations and Warranties.** Buyer shall give detailed written notice to Seller promptly upon learning of the occurrence of any event that would cause or constitute a breach or would have caused a breach had such event occurred or been known to Buyer prior to the date hereof, of any of the representations and warranties of Buyer contained in this Agreement. Buyer shall use commercially reasonable efforts to cure any such event. Updates provided to comply with the covenant in this Section 6.1 will not have any impact on Seller's Conditions to Closing or serve to limit Seller's right to indemnification hereunder.

6.2 **Consummation of Agreement.** Buyer shall use all commercially reasonable efforts to fulfill and perform all conditions and obligations on its part to be fulfilled and performed under this Agreement, and to cause the transaction contemplated by this Agreement to be fully carried out.

ARTICLE 7: CONDITIONS TO THE OBLIGATIONS OF SELLER

The obligations of Seller under this Agreement are subject to the fulfillment of the following conditions prior to or on the Closing Date.

7.1 **Representations, Warranties and Covenants.**

(a) Each of the representations and warranties of Buyer contained in this Agreement was true and correct as of the date when made and is deemed to be made again on and as of the Closing Date and is then true and correct.

(b) Buyer shall have performed and complied with each and every covenant and agreement required by this Agreement to be performed or complied with by it prior to or on the Closing Date.

7.2 **Proceedings.** Neither Seller nor Buyer is subject to any restraining order or injunction (or similar action) and no action is pending which would restrain or prohibit the consummation of the transaction contemplated hereby.

7.3 **FCC Consent.** The Initial Consent has been issued by the FCC with no conditions materially adverse to Seller.

7.4 **Deliveries.** Buyer has complied with each and every one of its obligations set forth in Section 9.2.

ARTICLE 8: CONDITIONS TO THE OBLIGATIONS OF BUYER

The obligations of Buyer under this Agreement are subject to the fulfillment of the following conditions prior to or on the Closing Date.

8.1 **Representations, Warranties and Covenants.**

(a) Each of the representations and warranties of Seller contained in this Agreement was true and correct as of the date when made and is deemed to be made again on and as of the Closing Date and is then true and correct.

(b) Seller shall have performed and complied with each and every covenant and agreement required by this Agreement to be performed or complied with by it prior to or on the Closing Date.

8.2 **Proceedings.** Neither Seller, Buyer, the Stations nor any of the Purchased Assets is subject to any restraining order or injunction (or similar action) and no action is pending which would restrain or prohibit the consummation of the transaction contemplated hereby.

8.3 **FCC Consent.** The Initial Consent has been issued by the FCC with no conditions materially adverse to Buyer.

8.4 **Intentionally Left Blank.**

8.5 **Deliveries.** Seller has complied with each and every one of the obligations set forth in Section 9.1.

8.6 **Required Consents.** Seller shall have obtained and delivered to Buyer all of the Required Consents described in Schedule 3.10.

8.7 **Liens.** No Liens (other than Permitted Liens) shall exist or have been filed or recorded against the Purchased Assets in the public records of the Secretary of State of Wisconsin

or in any other jurisdiction in which the Purchased Assets are located except for those which will be fully discharged on or prior to the Closing Date. Duly executed UCC releases, mortgage terminations or other similar documents or instruments required to transfer the Purchased Assets free and clear of Liens (other than Permitted Liens) shall have been delivered by Seller.

8.8 **On-Air Status.** None of the FCC Authorizations shall have been cancelled or permanently discontinued as a result of the FCC's post-auction repacking or digital transition process or the FCC's rules related to suspension of operations.

ARTICLE 9: ITEMS TO BE DELIVERED AT CLOSING

9.1 **Deliveries by Seller.** At Closing, Seller shall deliver to Buyer, duly executed by Seller or such other signatory as may be required by the nature of the document:

(a) a certificate for Seller, dated as of the Closing Date, executed by an officer of Seller, certifying on behalf of Seller that the Closing conditions specified in Sections 8.1(a) and (b) have been satisfied;

(b) a bill of sale sufficient to sell, convey, transfer and assign the personal property and all other assets included in the Purchased Assets (other than the FCC Authorizations, Real Property Leases and Assumed Contracts) to Buyer free and clear of any Liens, in a form reasonably acceptable to Buyer and Seller (the "Bill of Sale");

(c) an Assignment and Assumption Agreement sufficient to sell, convey, transfer and assign the Assumed Contracts to Buyer free and clear of any Liens, in a form reasonably acceptable to Buyer and Seller (the "Assignment and Assumption Agreement");

(d) An Assignment and Assumption Agreement sufficient to assign the FCC Authorizations (including the Stations' call letters) to Buyer, in a form reasonably acceptable to Buyer and Seller (the "FCC Authorizations Assignment and Assumption Agreement");

(e) assignment of each Real Property Lease in a form reasonably acceptable to Buyer and Seller (each a "Lease Assignment and Assumption Agreement");

(f) the Required Consents described in Schedule 3.10;

(g) Estoppel certificates executed by the lessor for each Real Property Lease in a form reasonably satisfactory to Buyer, confirming the terms of such lease and that Seller is not in default under, or in breach of, such lease and such other customary matters reasonably requested by Buyer; provided, however, Seller shall be excused from providing an estoppel certificate from the lessor of any Real Property Lease if such Real Property lessor is unwilling to provide one despite Seller's commercially reasonable efforts to obtain it.

(h) Executed releases, in suitable form for filing and otherwise in form and substance reasonably satisfactory to Buyer, of any security interests granted in the Stations Assets

as security for payment of loans and other obligations and of any other Liens (other than Permitted Liens); and

(i) Certified copies of appropriate resolutions, duly adopted, which shall be in full force and effect at the time of the Closing, authorizing the execution, delivery and performance by Seller of this Agreement, and the consummation of the transaction contemplated hereby.

9.2 **Deliveries by Buyer.** At the Closing, Buyer shall deliver to Seller, duly executed by Buyer or such other signatory as may be required by the nature of the document:

(a) a certificate for Buyer, dated as of the Closing Date, executed by an officer or other authorized representative of Buyer, certifying on behalf of Buyer that the Closing conditions specified in Sections 7.1(a) and (b) have been satisfied;

(b) the payment of the Purchase Price in accordance with Section 1.4;

(c) the Bill of Sale;

(d) the Assignment and Assumption Agreement;

(e) the FCC Authorizations Assignment and Assumption Agreement;

(f) the Lease Assignment and Assumption Agreements; and

(g) certified copies of resolutions, duly adopted, which shall be in full force and effect at the time of the Closing, authorizing the execution, delivery and performance by Buyer of this Agreement, and the consummation of the transaction contemplated hereby.

ARTICLE 10: SURVIVAL AND INDEMNITY

The rights and obligations of Buyer and Seller under this Agreement shall be subject to the following terms and conditions:

10.1 **Survival of Representations and Warranties.** Except as stated below, the representations and warranties of Buyer and Seller contained in this Agreement shall survive the Closing for eighteen months (18) from the Closing Date. Except as stated below, neither Seller nor Buyer shall have any liability whatsoever with respect to any representation or warranty unless a claim is made hereunder or an action at law or in equity is commenced prior to expiration of the eighteen (18) month survival period for such representation or warranty.

10.2 **General Agreement to Indemnify.**

(a) Seller on the one hand, and Buyer on the other hand, shall indemnify, defend and hold harmless each other and any employee, representative, agent, director, officer, affiliate or permitted assign of each other (each, an “Indemnified Party”) from and against any and all claims,

claims, actions, suits, proceedings, liabilities, obligations, losses and damages, amounts paid in settlement, diminution of value, interest, costs and expenses (including reasonable attorneys' fees, court costs and other out-of-pocket expenses incurred in investigating, preparing or defending the foregoing) (collectively, "Losses") asserted against, incurred or suffered by any Indemnified Party as a result of, arising out of or relating to: (i) the failure of any representation or warranty of the Indemnifying Party made in the Agreement to have been true and correct when made or as of the Closing Date as though such representation or warranty were made at and as of the Closing Date; or (ii) the breach by the Indemnifying Party of any covenant or agreement of such party contained in this Agreement or any collateral agreement to the extent not waived by the other party hereto. The term "Losses" shall include a Party's actual out-of-pocket costs and expenses. Purchase Price adjustments made pursuant to Section 1.5 of this Agreement shall not be included in any calculation of Party's total "Losses" for purposes of meeting the Loss threshold provided in Section 10.4.

(b) Seller further agrees to indemnify and hold harmless Buyer and any other Indemnified Party of Buyer from and against any Losses asserted against, incurred or suffered by Buyer or any other Indemnified Party of Buyer arising out of, resulting from, or relating to (i) the operation of the Stations and ownership of the Purchased Assets prior to the Closing or (ii) any Retained Liability.

(c) Buyer further agrees to indemnify and hold harmless Seller and any other Indemnified Party of Seller from and against any Losses asserted against, incurred or suffered by Seller or any other Indemnified Party of Seller arising out of, resulting from, or relating to the operations of the Stations and the Purchased Assets after the Closing.

10.3 General Procedures for Indemnification.

(a) The Indemnified Party seeking indemnification under this Agreement shall promptly notify in writing the party or parties against whom indemnification is sought (the "Indemnifying Party") of the assertion and basis of any claim, or the commencement and basis of any action, suit or proceeding by any third party in respect of which indemnity may be sought hereunder (a "Third Party Claim") and will give the Indemnifying Party such information with respect thereto as the Indemnifying Party may reasonably request, but failure to give such notice shall not relieve the Indemnifying Party of any liability hereunder (unless the Indemnifying Party has suffered material prejudice by such failure). The Indemnifying Party shall have the right, but not the obligation, exercisable by written notice to the Indemnified Party within thirty (30) days of receipt of notice from the Indemnified Party of the commencement of a Third Party Claim, to assume the defense and control the settlement of such Third Party Claim that involves (and continues to involve) solely money damages; provided, however, that prior to assuming any claim defense, the Indemnifying Party must show the other Party that they have the financial ability to pay out any potential monetary claim before they are allowed to assume its defense. Failure by the Indemnifying Party to so notify the Indemnified Party shall be deemed a waiver by the Indemnifying Party of its right to assume the defense of such claim.

(b) Whether or not the Indemnifying Party chooses to defend or prosecute any Third-Party Claim, the parties hereto shall cooperate in the defense or prosecution thereof and shall

furnish such records, information and testimony, and attend such conferences, discovery proceedings, hearings, trials and appeals, as may be reasonably requested in connection therewith.

(c) The Indemnifying Party or the Indemnified Party, as the case may be, shall have the right to participate in (but not control), at its own expense, the defense of any Third-Party Claim that the other is defending, as provided in this Agreement, provided that the Indemnifying Party shall pay the cost of defense of both parties by separate counsel if a conflict of interest precludes common representation.

(e) The Indemnifying Party, if it has assumed the defense of any Third Party Claim as provided in this Agreement, shall not consent to, or enter into, any compromise or settlement of, or consent to the entry of any judgment arising from, any such Third Party Claim (which compromise, settlement, or judgment: (i) commits the Indemnified Party to take, or to forbear to take, any action; or (ii) does not provide for a complete release by such Third Party of the Indemnified Party) without the Indemnified Party's prior written consent. If the conditions set forth herein are met but the Indemnified Party refused to settle any Third-Party Claim, the Indemnifying Party may tender the settlement amount and be relieved of further liability. The Indemnifying Party shall not be entitled to require that any action be brought against any other person before action is brought against it hereunder by the Indemnified Party, but shall be subrogated to any right of action to the extent that it has paid or successfully defended against any Third-Party Claim.

10.4 Other Indemnification Matters. The right to indemnification or any other remedy based on representations, warranties, covenants and agreements in this Agreement shall not be affected by any investigation conducted at any time, or any knowledge acquired (or capable of being acquired) at any time, whether before or after the execution and delivery of this Agreement, with respect to the accuracy or inaccuracy of or compliance with, any such representation, warranty, covenant or agreement, waiver of any condition based on the accuracy of any representation or warranty, or on the performance of or compliance with any such covenant or agreements, will not affect the right to indemnification or any other remedy based on such representations, warranties, covenants and agreements.

10.5 Exclusive Remedy. The right to indemnification, defense, hold harmless, payment or reimbursement provided in this Article 10 will be the exclusive remedy of any Party with respect to Losses after the Closing with respect to the transaction contemplated by this Agreement (except with respect to willful misconduct and fraud).

ARTICLE 11: TERMINATION

11.1 Termination. This Agreement may be terminated at any time prior to Closing:

- (a) by the mutual written consent of Seller and Buyer;
- (b) by written notice of Seller to Buyer if Buyer: (i) does not satisfy the conditions or perform the obligations to be satisfied or performed by Buyer on or before the

Closing Date in any material respect; (ii) breaches in any material respect any of Buyer's representations or warranties; or (iii) defaults in any material respect in the performance of any of Buyer's covenants or agreements under this Agreement; and in any of which events such breach or default is not cured within the Cure Period (as defined below), if applicable;

(c) by written notice of Buyer to Seller if Seller: (i) does not satisfy the conditions or perform the obligations to be satisfied or performed by Seller on or before the Closing Date in any material respect; (ii) breaches in any material respect any of Seller's representations or warranties; or (iii) defaults in any material respect in the performance of any of Seller's covenants or agreements under this Agreement; and in any of which events such breach or default is not cured within the Cure Period (as defined below), if applicable;

(d) by Buyer as provided in Section 12.6 (Risk of Loss);

(e) by written notice of Seller to Buyer, or Buyer to Seller: (i) if the Closing has not been consummated within eighteen (18) months of the Effective Date of this Agreement; (ii) if, for any reason, the FCC denies or dismisses the Assignment Application and the time for reconsideration or court review under the Communications Act with respect to such denial or dismissal has expired and there is not then pending with respect thereto a timely filed petition for reconsideration or request for review; or (iii) if, for any reason, the Assignment Application is designated for an evidentiary hearing, provided, however, that the right to terminate this Agreement under this clause (e) shall not be available to any Party whose breach of this Agreement has been the cause of, or resulted in, the failure of the Closing to occur on or before such date;

11.2 Cure Period. The term "Cure Period" as used herein means a period commencing with the date that Buyer or Seller receives from the other Party written notice of breach or default hereunder and continuing until sixty (60) days thereafter; provided, however, that if the breach or default cannot reasonably be cured within such period but can be cured before the Closing Date, and if diligent efforts to cure promptly commence, then the Cure Period shall continue as long as such diligent efforts to cure continue, but not beyond the Closing Date. Except as set forth below, the termination of this Agreement shall not relieve any Party of any liability for breach or default under this Agreement prior to the date of termination.

11.3 Liability; Right to Terminate. A termination of this Agreement shall not relieve any Party hereto of any liability for which it otherwise would be subject. Notwithstanding anything in this Agreement to the contrary, no Party that is in material breach of this Agreement shall be entitled to terminate this Agreement except with the written consent of the other Party.

11.4 Defaults.

(a) **Buyer's Default.** Upon a termination of this Agreement by Seller pursuant to Section 11.1(b) above due to a breach by Buyer of any of its material obligations under this Agreement, Seller's sole and exclusive remedy shall be to retain no more than the Initial Payment and the First Escrow Deposit as liquidated damages. Seller and Buyer each acknowledge that these liquidated damages are reasonable in light of the anticipated harm that would be caused by Buyer's

breach of any of its material obligations under this Agreement and the difficulty of ascertaining damages and proof of loss and that these damages are not a penalty.

(b) **Seller's Default.** Upon a termination of this Agreement by Buyer pursuant to Section 11.1(c) due to a breach by Seller of any of its material obligations under this Agreement, Buyer may terminate this Agreement and shall be entitled to the return of the Escrow Deposits (and all accrued interest thereon) to it from the Escrow Agent. If Buyer stands willing, ready, and able to close and is not in breach, and if Seller nevertheless refuses to close, Buyer shall further be entitled to receive, as liquidated damages and not as a penalty, an amount equal to the Escrow Deposits held by Escrow Agent at the time of the alleged breach (the "Liquidated Damages Amount"). Instead of terminating this Agreement, upon a default by Seller, Buyer may seek specific performance as provided in Section 11(d) below.

(c) **Other Termination.** Upon a termination of this Agreement for any reason other than as a result of a breach by either Party of its material obligations under this Agreement, Buyer shall be entitled to the return of the Escrow Deposit, including all interest earned thereon, and thereafter neither Party shall have any further obligation to the other under this Agreement.

(d) **Specific Performance.** Seller acknowledges that the Stations are a unique asset not readily obtainable on the open market and that, in the event that Seller fails to perform its obligation to consummate the transaction contemplated hereby, money damages alone will not be adequate to compensate Buyer for its injury. Therefore, Seller agrees and acknowledges that in the event of Seller's failure to perform its obligation to consummate the transaction contemplated hereby, Buyer shall be entitled to specific performance of the terms of this Agreement and of Seller's obligation to consummate the transaction contemplated hereby. If any action is brought by Buyer to enforce this Agreement, Seller shall waive the defense that there is an adequate remedy at law, and the prevailing party in litigation shall be entitled to receive from the non-prevailing party all court costs, attorney's fees and other out-of-pocket expenses incurred by the prevailing party in enforcing or defending its rights under this provision.

ARTICLE 12: MISCELLANEOUS

12.1 **Governing Law.** The construction and interpretation of this Agreement shall at all times and in all respects be governed by the laws of the State of Wisconsin (exclusive of those relating to conflicts of laws). Any action at law, suit in equity or judicial proceeding arising directly, indirectly, or otherwise in connection with, out of, related to or from this Agreement, or any provision hereof, shall be litigated only in the courts of the State of Wisconsin in La Crosse County or federal courts in the Western District of Wisconsin. The Parties hereby consent to the personal and subject matter jurisdiction of such courts and waive any right to transfer or change the venue of any litigation between them.

12.2 **Expenses; Taxes.** Except as provided in Section 2.1 and in this Section 12.2, each Party hereto shall bear all of its expenses incurred in connection with the transaction contemplated by this Agreement, including accounting, engineering and legal fees incurred in connection herewith. Any state or local sales, use, stamp or transfer taxes and other similar taxes payable in connection with consummation of the transactions contemplated herein shall be paid by the Party against whom such

taxes are assessed by the applicable governmental authority.

12.3 **Entire Agreement; Amendment; No Waiver.** This Agreement, including the schedules and exhibits hereto, contain the entire agreement and understanding by and between the Parties, and no other representations, promises, agreements, or understanding, written or oral, not contained herein shall be of any force or effect, the terms of which are superseded and replaced by this Agreement. This Agreement may only be amended in a writing signed by the Parties. No oral agreement shall have any effect. No failure or delay in exercising any right hereunder shall be deemed or construed to be a waiver of such right, either prospectively or in the particular instance. This Agreement has been prepared by all of the Parties hereto, and no inference of ambiguity against the drafter of a document therefore applies against any Party hereto.

12.4 **Confidentiality.** Except for information about the Stations and the Purchased Assets acquired by Buyer at Closing and except where such information is known through other lawful sources or where its disclosure is required in accordance with applicable law, including requirements of the FCC pursuant to the Assignment Application, Buyer and Seller shall keep confidential all information obtained by it with respect to the other Party in connection with this Agreement. If the transaction contemplated hereby is not consummated for any reason, Buyer and Seller shall return to each other or destroy, without retaining a copy thereof in any medium whatsoever, any schedules, documents or other written information, including all financial information, obtained from the other in connection with this Agreement and the transaction contemplated hereby.

12.5 **Public Announcements.**

(a) Prior to the Closing Date, no Party shall, without the approval of the other Party hereto, make any press release or other public announcement concerning the transaction contemplated by this Agreement, except to announce that the transaction has been entered into.

(b) Notwithstanding the foregoing, the Parties acknowledge that the rules and regulations of the FCC require that local public notice of the transaction contemplated by this Agreement be made after the Assignment Application has been filed with the FCC and that a copy of this Agreement be included as a material part of the Assignment Application, which will be made available for public inspection at the Stations and in the FCC's records. The form and substance of the required public notice, to the extent not dictated by the rules and regulations of the FCC, shall be mutually agreed upon by Seller and Buyer.

12.6 **Risk of Loss.** As to all Purchased Assets, the Seller shall not bear the risk of loss on same prior to Closing as they are conveyed "where-is, as-is".

12.7 **Successors and Assigns.** Except as otherwise expressly provided herein, this Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective representatives, heirs, successors and assigns. Seller may not assign this Agreement or any part hereof without the prior written consent of Buyer, which shall not be withheld unreasonably, and any attempted assignment without such consent shall be void. Buyer may not assign this Agreement or any part hereof without the prior written consent of Seller, which shall not be withheld unreasonably. In the event of any assignment of this Agreement, the assignee shall enter

into a written agreement accepting joint and several liability for all obligations under this Agreement.

12.8 **Notices.** All notices, requests, demands and other communications required or permitted under this Agreement shall be in writing (which shall include notice by facsimile transmission) and shall be deemed to have been duly made and received when personally served, or when delivered by Federal Express or a similar overnight courier service, expenses prepaid, or, if sent by facsimile communications equipment, delivered by such equipment with a confirmation answerback, addressed as set forth below:

If to **Seller.** then to:

David Magnum
Magnum Communications, Inc.
PO Box 400
Portage, WI 53901-0400
(262) 334 2344 Email: magcom@chorus.net

and to (which shall not constitute notice)

mailto:

John C. Trent, Esquire
Putbrese Hunsaker & Trent, P.C.
200 South Church Street
Woodstock, VA 22664
Tel: 540-459-7646
Email: fccman3@shentel.net

If to **Buyer.** then to:

Brian Burns
Executive Vice President/Chief Operating Officer
Morgan Murphy Media
7025 Raymond Road
Madison, WI 53719

and to (as of May 24, 2021, which shall not constitute notice)

Jonathan E. Allen, Esq.
Rini O'Neil, PC
2101 L Street, NW, Suite 300
Washington, DC 20037
Email: jallen@telecommediatechlaw.com

Any Party may change the address to which communications are to be sent by giving notice of such change of address in conformity with the provisions of this Section providing for the giving of notice.

12.9 Further Assurances. From time to time prior to, on and after the Closing Date, each Party hereto will execute all such instruments and take all such actions as any other party shall reasonably request, without payment of further consideration, in connection with carrying out and effectuating the intent and purpose hereof and all transactions contemplated by this Agreement, including the execution and delivery of any and all confirmatory and other instruments in addition to those to be delivered on the Closing Date, and any and all actions which may reasonably be necessary to complete the transaction contemplated hereby. The Parties shall cooperate fully with each other and with their respective counsel and accountants in connection with any steps required to be taken as part of their respective obligations under this Agreement.

12.10 Partial Invalidity. Wherever possible, each provision hereof shall be interpreted in such manner as to be effective and valid under applicable law, but in case any provision contained herein, or its application to any particular circumstance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, such provision or such application shall be ineffective to the extent of such invalidity or unenforceability in such jurisdiction, without invalidating the remainder of such provision or any other provisions hereof, or its application in any other circumstance, unless such a construction would be unreasonable, and without invalidating such provision or its application in any other jurisdiction.

12.11 No Third-Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to or shall confer upon any person other than the Parties and their respective successors and permitted assigns any legal or equitable right, benefit or remedy of any nature under or by reason of this Agreement.

12.11 Construction. The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement. Any reference to any law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise. When a reference is made in this Agreement to a Party or to a Section, Exhibit or Schedule, such reference shall be to a Party to, a Section of, or an Exhibit or Schedule to, this Agreement, unless otherwise indicated. All terms defined in this Agreement shall have their defined meanings when used in any Exhibit or Schedule to this Agreement or any certificate or other document made or delivered pursuant hereto, unless otherwise defined therein. Whenever used in this Agreement, "business day" shall mean any day, other than a Saturday or a Sunday or a day on which banking and savings and loan institutions are authorized or required by applicable law to be closed in the State of Wisconsin. Whenever the words "include", "includes", "including" or "such as" are used in this Agreement, they shall be deemed to be followed by the words "without limitation". The word "will" shall be construed to have the same meaning and effect as the word "shall". The words "hereof", "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement. The word "or" when

used in this Agreement is not exclusive. The word “extent” in the phrase “to the extent” means the degree to which a subject or other thing extends, and such phrase shall not mean simply “if”. Whenever used in this Agreement, any noun or pronoun shall be deemed to include the plural as well as the singular and to cover all genders. Any contract or statute defined or referred to herein means such contract or statute as from time to time amended, supplemented or modified, including (i) in the case of contracts, by waiver or consent and, in the case of statutes, by succession of comparable successor statutes and (ii) all attachments thereto and instruments incorporated thereby. The words “asset” and “property” shall be construed to have the same meaning and effect. References to a person are also to its permitted successors and assigns.

12.12 **Facsimile; Counterparts.** This Agreement may be executed by facsimile or email transmission and in counterparts, each of which shall constitute an original but together will constitute a single document.

12.13 **Seller’s Knowledge:** As used in this Agreement with reference to Seller, “Knowledge” means the knowledge of David Magnum, Reid Magnum and the Seller’s chief engineer.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE TO ASSET PURCHASE AGREEMENT

IN WITNESS WHEREOF, the Parties have duly executed this Asset Purchase Agreement as of the date first above written.

BUYER:

QUEENB TELEVISION LLC

By: 

Name: Brian Burns

Title: Executive Vice President

SELLER:

MAGNUM RADIO, INC.

By: 

Name: David Magnum

Title: President

EXHIBITS

Exhibit A Escrow Agreement

SCHEDULES

1.1(a) FCC & Other Governmental Authorizations
1.1(b) Tangible Personal Property
1.1(c) Real Property Interests
1.1(d) Assumed Contracts
1.1(e) Intangible Property
1.2(f) Excluded Personal Property
3.5 FCC Complaints and Inquiries
3.10 Required Consents
3.18 MVPD Matters
3.19 Obligations Relating to the Station