

ASSET PURCHASE AGREEMENT

This ASSET PURCHASE AGREEMENT (this “**Agreement**”) is dated as of September 28, 2021, by and among LEGACY BROADCASTING OF RAPID CITY LLC (“**Seller**”), GRAY MEDIA GROUP, INC. (“**Buyer**”), and GRAY TELEVISION LICENSEE, LLC (“**License Sub**”).

RECITALS

Seller holds authorizations (the “**FCC Licenses**”) issued by the Federal Communications Commission (“**FCC**”) for KHME(DT), Rapid City, South Dakota (Facility Identification Number 17688) and KQME(DT), Lead, South Dakota (Facility Identification Number 17686) (the “**Stations**”); and

Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the FCC Licenses and certain other assets of the Stations for the price and on the terms and conditions set forth in this Agreement. Buyer desires the FCC Licenses to be conveyed from Seller to License Sub.

AGREEMENTS

In consideration of the above recitals, the following covenants and agreements, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller, intending to be legally bound, agree as follows:

SECTION 1. PURCHASE AND SALE; PRICE AND ASSUMPTION

1.1 Agreement to Sell and Buy. Subject to the terms and conditions set forth in this Agreement, upon the consummation of the purchase and sale (the “**Closing**”), Seller shall sell, transfer, assign and deliver to Buyer, and Buyer shall purchase and accept from Seller, on the date of the Closing (the “**Closing Date**”), free and clear of all debts, liens and encumbrances of any nature, all of Seller’s right, title and interest in and to the “**Assets**” described in (a)-(e) below:

(a) The FCC Licenses and all other authorizations issued by the FCC and any federal, state or local governmental authority in connection with the business or operations of the Stations as listed on Schedule 1.1(a);

(b) the broadcast equipment and other tangible personal property listed on Schedule 1.1(b);

(c) the contracts listed on Schedule 1.1(c) (the “**Assigned Contracts**”);

(d) all parcels of real property listed on Schedule 1.1(d) (the “**Owned Real Property**”); and

(e) retransmission royalty claims from the copyright office for the Stations.

1.2 Excluded Assets. Notwithstanding anything to the contrary contained herein, the Station Assets shall not include the following assets or any rights, title and interest therein (the “**Excluded Assets**”):

(a) all cash and cash equivalents of Seller, including without limitation certificates of deposit, commercial paper, treasury bills, marketable securities, money market accounts and all such similar accounts or investments;

(b) all tangible and intangible personal property of Seller retired or disposed of between the date of this Agreement and Closing in accordance with Article 4.

(c) all Station Contracts that are terminated or expire prior to Closing in accordance with Article 4;

(d) any non-transferable shrinkwrapped computer software and any other non-transferable computer licenses that are not material to the operation of the Station;

(e) all rights and claims of Seller, whether mature, contingent or otherwise, against third parties with respect to the Station and the Assets, to the extent arising during or attributable to any period prior to the Closing; and

(f) all deposits and prepaid expenses (and rights arising therefrom or related thereto), except to the extent Seller receives a credit therefor under Section 1.3.

1.3 Purchase Price.

(a) The purchase price for the Assets shall be Five Hundred Thousand Dollars (\$500,000) (the "**Purchase Price**").

(b) At the Closing, Buyer shall pay to Seller the Purchase Price in cash by federal wire transfer of immediately available funds pursuant to wire instructions that Seller shall deliver to Buyer at least two (2) business days prior to the Closing Date. If necessary, the Purchase Price shall be increased or decreased as required to effectuate the proration of expenses applicable to the Assets or the operation of the Stations as of the Closing Date in accordance with the principle that Seller shall be responsible for all such expenses allocable to the period prior to the Closing Date and Buyer shall be responsible for all such expenses allocable to the period on and after the Closing Date. Seller and Buyer shall cooperate and use commercially reasonable efforts to agree upon such proration of expenses prior to the Closing.

1.4 Assumption. As of the Closing Date, Buyer shall assume and undertake to pay, discharge, and perform the obligations and liabilities of Seller under the FCC Licenses and the Assigned Contracts solely to the extent they relate to the period on and after the Closing Date. Buyer shall not assume any other obligations or liabilities of Seller or the Stations, and Seller shall remain liable for and pay and discharge such other obligations or liabilities.

1.5 FCC Licenses to be Conveyed to License Sub. Notwithstanding any provision herein to the contrary, at the Closing the Seller shall convey the FCC Licenses to License Sub, and License Sub shall perform all obligations under this Agreement with respect to the assumption of the FCC Licenses.

SECTION 2. REPRESENTATIONS AND WARRANTIES OF SELLER

Seller represents and warrants to Buyer as follows:

2.1 Authorization and Binding Obligation. The execution, delivery, and performance of this Agreement by Seller have been duly authorized by all necessary actions on the part of Seller. This Agreement constitutes the legal, valid, and binding obligation of Seller, enforceable against Seller in accordance with its terms, except as the enforceability of this Agreement may be affected by bankruptcy, insolvency, or similar laws affecting creditors' rights generally and by judicial discretion in the enforcement of equitable remedies.

2.2 No Conflicts. Subject to obtaining the FCC Consent and the other consents listed on Schedule 2.2 (the “**Consents**”), the execution, delivery and performance by Seller of this Agreement will not conflict with (i) any law, judgment, order, or ruling of any court or governmental authority applicable to Seller or (ii) the terms of any agreement, instrument, license, or permit to which Seller is a party or by which Seller may be bound, including, without limitation the Assigned Contracts. There is no claim, legal action or other legal, administrative or tax proceeding, nor any order, decree or judgment, in progress or pending, or to the Seller’s knowledge, threatened, against or relating to Seller or the Stations.

2.3 FCC Licenses. The FCC Licenses and any other authorizations listed in Schedule 1.1(a) have been validly issued and are in full force and effect, and the Seller is the authorized legal holder thereof. The FCC has not issued to Seller any other licenses, permits or other authorizations, and the FCC Licenses are the only licenses, permits or authorizations required by the FCC for the ownership or operation of the Stations as operated on the date hereof. Except as set forth on Schedule 1.1(a), (i) there is not pending or, to Seller’s knowledge, threatened, any actions by or before the FCC to revoke, suspend, cancel, rescind or materially modify the FCC Licenses, (ii) there is not issued, pending or outstanding or, to Seller’s knowledge, threatened, by or before the FCC, any order to show cause, notice of violation, or notice of apparent liability against the Stations or Seller, and (iii) Seller has not received any written communication from the FCC indicating that Seller or the Stations are in violation of any regulation or policy of the FCC. The FCC Licenses are not subject to any restriction or condition that limits Seller’s ability to operate the Stations, except for such restrictions or conditions that appear on the face of the FCC Licenses or that apply generally to the television broadcast industry. Seller is not aware of any reason that is reasonably likely to result in the FCC Licenses not being renewed in the ordinary course for a full term without materially adverse limitations or qualifications. The Seller reasonably believes it is in compliance in all material respects with the FCC Licenses and all federal, state and local laws, including rules and regulations of the Federal Aviation Administration, applicable to the ownership or operation of the Stations. Seller is qualified under the Communications Act of 1934, as amended, and the rules and regulations of the FCC to assign the FCC Licenses to License Sub.

2.4 Tangible Personal Property. Stations’ personal property is being sold “where is, as is.” Seller makes no warranty of condition, fitness for a particular use, merchantability or other warranty with respect to any of the items of personal property. Buyer acknowledges that it has made such inspection of the personal property as it desires to make, and accepts the same without warranty. Seller has good title to or a valid leasehold interest in each item of tangible personal property listed on Schedule 1.1(b).

2.5 Environmental Matters. To the best of Seller’s knowledge Seller’s operation of the Stations and Assets are in compliance in all material respects with all Environmental Laws. To Seller’s knowledge, no conditions, circumstances or activities have existed or currently exist on or in regard to, and Seller has not engaged in any activities with respect to, the tangible personal property listed on Schedule 1.1(b) that could reasonably be expected to give rise to any liability under any Environmental Law. For purposes hereof, “**Environmental Law**” means any and all federal, state or local laws (including common law), statutes, rules, regulations, codes, policies, ordinances, orders, injunctions and directives: (a) related to releases or threatened releases of any Hazardous Substance; (b) governing the use, treatment, storage, disposal, transport or handling of any Hazardous Substance; or (c) related to the protection of the environment, occupational safety and human health; and “**Hazardous Substance**” means compound, mixture, hazardous substance, hazardous waste, noise, radiation, mold, petroleum, petroleum by-products, polychlorinated biphenyls, other chemicals, materials, substances or wastes or other pollutant or contaminant which are currently defined, listed, classified, prohibited or regulated as “hazardous substances,” “hazardous materials,” “hazardous wastes,” “extremely hazardous wastes,” “restricted hazardous wastes,” “toxic substances,” “toxic pollutants,” “toxic air pollutants,” “hazardous air pollutants,” “pollutants,” or “contaminants” under any Environmental Law.

2.6 Assigned Contracts. Each of the Assigned Contracts is in full force and effect and constitutes the legal and binding obligation of, and is legally enforceable against, Seller in accordance with its terms, and to the knowledge of Seller, constitutes the legal and binding obligation of, and is legally enforceable against, each of the other parties thereto (subject to bankruptcy, insolvency, reorganization or other similar laws relating to or affecting the enforcement of creditors' rights generally). No default (or event, which with the lapse of time or giving of a notice or both would constitute a default) on the part of Seller and, to the knowledge of Seller, any other party thereto, exists under any Assigned Contract, and Seller has not received any written notice thereof or that any party to any Assigned Contract, intends to cancel, terminate or materially adversely modify or amend, any such Assigned Contract. Seller has made available to Buyer prior to the date of this Agreement true and complete copies of all written Assigned Contracts (and a written summary of the material terms of any oral Assigned Contracts), including all amendments, modifications and supplements thereto.

2.7 Signal Carriage. Schedule 2.7 is an accurate and complete list in all material respects of each cable system, direct broadcast satellite, and other multichannel video programming distributor (each an "MVPD") that carries Stations' signal and list whether such MVPD carries the Stations' signal pursuant to a must-carry election or a retransmission consent agreement. Seller has duly and validly elected either retransmission consent or must carry, either affirmatively or by operation of law, with respect to the Stations and each MVPD that to Seller's knowledge provides service within the Designated Market Area ("DMA"). Except as specified on Schedule 2.7, no MVPD has provided written notice to Seller of any signal quality issue or sought relief from carriage of the Stations. Seller has not received written notice of any MVPD's intention to delete the Stations' signal from carriage or to change its channel position on such MVPD's system. Seller has no petition pending before the FCC to extend or reduce the Stations' market for cable carriage purposes.

2.8 Owned Real Property. Seller will have good and marketable fee simple title to its respective Owned Real Property free and clear of liens and encumbrances other than Permitted Liens. Seller is not obligated under and is not a party to any option, right of first refusal or other contractual right to purchase, acquire, sell, assign or dispose of any of the Owned Real Property or any portion thereof or interest therein. Except as set forth in Assigned Contracts, Seller has not leased or otherwise granted to any Person the right to use or occupy any of the Owned Real Property or any portion of the income or profits from the sale, operation or development thereof. All improvements located on the Owned Real Property (i) are in adequate condition and repair (ordinary wear and tear excepted), and (ii) are adequate to operate in all material respects the Station as presently operated by Seller. To Seller's knowledge, all of the Owned Real Property has access to public roads or streets, and all utilities and services necessary for the proper and lawful conduct in all material respects and operation of the Station as now conducted by Seller. There do not exist any actual or, to the knowledge of Seller, threatened condemnation or eminent domain proceedings, planned public improvements, annexation, special assessments, zoning or subdivision changes, or other adverse claims affecting any of the Owned Real Property, and, within the last two (2) years, Seller has not received any written notice of the intention of any person to take or use all or any part thereof. As used in this Agreement, Permitted Liens shall mean (i) liens for current taxes not yet due and payable (or being contested in good faith); (ii) zoning laws and ordinances and similar laws; (iii) rights reserved to any governmental authority to regulate the affected property; (iv) as to interests in real property, any easements, rights-of-way, servitudes, permits, restrictions and minor imperfections or irregularities in title that are reflected in the public records and that do not individually or in the aggregate materially detract from the value of the real property or interfere with the right or ability to own, use, lease or operate the real property as presently utilized; and (v) inchoate material liens, mechanics', workmen's, repairmen's or other liens arising in the ordinary course of business.

2.9 Brokers. Seller has not engaged any agent, broker or other person acting pursuant to Seller's authority which is or may be entitled to a commission or broker or finder's fee in connection with

the transaction contemplated by this Agreement or otherwise with respect to the sale of the Assets to Buyer and License Sub.

SECTION 3. REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer represents and warrants to Seller as follows:

3.1 Authorization and Binding Obligation. The execution, delivery, and performance of this Agreement by Buyer have been duly authorized by all necessary actions on the part of Buyer. This Agreement constitutes the legal, valid, and binding obligation of Buyer, enforceable against Buyer in accordance with its terms, except as the enforceability of this Agreement may be affected by bankruptcy, insolvency, or similar laws affecting creditors' rights generally and by judicial discretion in the enforcement of equitable remedies.

3.2 No Conflicts. Subject to obtaining the FCC Consent, the execution, delivery and performance by Buyer of this Agreement will not conflict with (i) any law, judgment, order, or ruling of any court or governmental authority applicable to Buyer or (ii) the terms of any agreement, instrument, license, or permit to which Buyer is a party or by which Buyer may be bound.

3.2 FCC Qualifications. Subject to obtaining the Ownership Waiver, Buyer is, and as of the Closing will be, legally, financially, and otherwise qualified under FCC rules, regulations and policies to acquire and to hold the FCC Licenses. To Buyer's knowledge, there is no fact or circumstance relating to Buyer that would cause the FCC to deny the Assignment Application.

3.3 Brokers. Buyer has not engaged any agent, broker or other person acting pursuant to Buyer's authority which is or may be entitled to a commission or broker or finder's fee in connection with the transaction contemplated by this Agreement or otherwise with respect to the sale of the Assets to Buyer and License Sub.

SECTION 4. COVENANTS PRIOR TO CLOSING

From the date hereof until the Closing:

4.1 Generally. Seller shall operate the Stations in all material respects in accordance with past practice. Seller shall not cause or permit, by any act or failure to act, the FCC Licenses to expire or to be revoked, suspended, or modified in any material adverse manner or take any action that could cause the FCC to institute proceedings for the suspension, revocation, or modification of the FCC Licenses. Except to the extent caused by circumstances beyond its control consistent with past practice, Seller shall operate Stations at the parameters set forth on the FCC Licenses and shall not reduce power or otherwise operate Stations at parameters that vary from the FCC Licenses or suspend operations of the Stations without prior written consent of Buyer.

4.2 Compliance with Laws. Seller shall comply in all material respects with all federal, state and local laws applicable to the ownership or operation of the Assets or Stations.

4.3 Maintenance of Assets. Seller shall not sell or otherwise dispose of the Assets, except for assets that are no longer necessary for the operation of the Station or in connection with the acquisition of replacement property of equivalent kind and value. Seller shall maintain the existing insurance policies on the Stations and the Assets through the Closing Date.

4.4 Consents. Seller shall use commercially reasonable efforts to obtain the Consents without any adverse change in the terms or conditions of any Assigned Contracts. Without Buyer's prior written consent, Seller shall not amend any Assigned Contracts or enter into any contract or commitment relating to the Assets or the Stations that will be binding on Buyer after Closing.

4.5 Risk of Loss. The risk of any loss, damage, impairment, confiscation, or condemnation of any of the Assets from any cause shall be borne by Seller at all times prior to the Closing.

(a) If prior to the Closing any of the Assets are damaged or destroyed, then:

(i) Seller shall use commercially reasonable efforts to repair or replace such item in all material respects in the ordinary course of business; and

(ii) if such repair or replacement is not completed prior to Closing, then the parties shall proceed to Closing (with Seller's representations and warranties deemed modified to take into account any such condition) and Seller shall promptly repair or replace such item in all material respects after Closing (and Buyer will provide Seller access and any other reasonable assistance requested by Seller with respect to such obligation), except that if such damage or destruction materially disrupts Station operations, then Buyer may postpone Closing until the date five (5) business days after operations are restored in all material respects, subject to Section 8.

4.6 Access. Seller shall give Buyer and its authorized representatives access, during normal business hours and with reasonable prior notice, to the Assets for the purpose of audit and inspection, so long as such audit and inspection do not unreasonably interfere with the business and operations of the Stations.

4.7 Cooperation. Buyer and Seller shall cooperate fully with each other and their respective counsel and accountants in connection with any actions required to be taken as part of their respective obligations under this Agreement, and Buyer and Seller shall take such further actions and execute such other documents as may be necessary and desirable to effectuate the implementation and consummation of this Agreement. Neither Seller nor Buyer shall take any action that is inconsistent with their respective obligations under this Agreement or that could hinder or delay the consummation of the transactions contemplated by this Agreement.

4.8 Certain Real Estate Covenants. Buyer may obtain, at its sole option and expense, and Seller shall grant Buyer access to obtain (a) commitments for owner's and lender's title insurance policies (ALTA Form 2006) on the Owned Real Property and commitments for lessee's and lender's title insurance policies for all Leased Real Property (collectively the "**Title Commitments**") and (b) an ALTA survey on each parcel of Owned Real Property (the "**Surveys**"). The Title Commitments will evidence a commitment to issue an ALTA title insurance policy insuring good, marketable and indefeasible fee simple (or leasehold, if applicable) title to each parcel of the Owned Real Property contemplated above for such amount as Buyer reasonably directs and will contain no exceptions other than the customary exceptions reasonably acceptable to Buyer. Seller shall reasonably cooperate with Buyer in obtaining such Title Commitments and Surveys (including by providing customary representations and affidavits to Buyer's title company); *provided, however*, that Seller shall not be required to incur any cost, expense or other liability in connection therewith inconsistent with Seller's obligations hereunder. If the Title Commitments or Surveys reveal any lien or encumbrance on the title, Buyer may notify Seller in writing of such objectionable matter as soon as practicable, and Seller shall use commercially reasonable efforts to remove such objectionable matter as required pursuant to the terms of this Agreement. Seller shall be obligated to remove any lien that is not a Permitted Lien against the Owned Real Property capable of removal by the payment of money or bonding. Buyer, at its sole cost and expense, shall have the right to

(1) within forty-five (45) days from the date of this Agreement, engage an environmental consulting firm to conduct a Phase I Environmental Site Assessment and Compliance Review, as such terms are commonly understood (the “**Phase I Environmental Site Assessment**”), with respect to the Owned Real Property. Within thirty (30) days after the receipt of the Phase I Environmental Site Assessment, Buyer shall engage an environmental consulting firm to conduct a Phase II Environmental Site Assessment or any other test, investigation or review recommended in the Phase I Environmental Site Assessment (the “**Phase II Environmental Site Assessment**”); provided, that such environmental assessment, test, investigation or review shall be conducted only (i) during regular business hours, (ii) with no less than five (5) days prior written notice to Seller, and (iii) in a manner which will not unduly interfere with the operation of the Station or the use of access to or egress from such Owned Real Property.

SECTION 5. FCC CONSENT

5.1 FCC Application, Ownership Waiver, and Modification Application.

(a) The assignment of the FCC Licenses from Seller to Buyer shall be subject to the prior consent of the FCC (the “**FCC Consent**”). Seller and Buyer shall prepare and file an application for the FCC Consent (the “**Assignment Application**”) within ten (10) business days following execution of this Agreement by Buyer and Seller. The parties shall prosecute the Assignment Application with all reasonable diligence and otherwise use their reasonable efforts to obtain a grant of the Assignment Application as expeditiously as practicable. Buyer and Seller shall each pay one-half of the filing fee required for the Assignment Application. Buyer and Seller each shall oppose any petitions to deny or other objections filed against the Assignment Application to the extent such petition or objection relates to such party.

(b) Buyer and Seller acknowledge that under the rules and policies of the FCC in effect as of the date of this Agreement, a waiver of the FCC’s local television ownership rule may be required to renew the historic satellite station status of KQME (the “**Ownership Waiver**”). Buyer shall pay all costs of third parties (if any) incurred in the preparation of the Ownership Waiver. Seller and Buyer shall cooperate fully in the preparation of the requests for the Ownership Waiver and shall promptly respond to requests from the FCC to provide information concerning the Ownership Waiver or the Assignment Application.

(c) If the Closing does not occur within the effective period of the FCC Consent, and neither party shall have terminated this Agreement under Section 8, the parties shall jointly request an extension of the effective period of the FCC Consent. No extension of the FCC Consent shall limit the exercise by either party of its rights under Section 8.

5.2 **Conditions.** Each party agrees to comply at its expense with any condition imposed on it by the FCC Consent, except that no party shall be required to comply with a condition if (i) the condition was imposed on it as the result of a circumstance the existence of which does not constitute a breach by such party of any of its representations, warranties, or covenants under this Agreement, and (ii) compliance with the condition would have a material adverse effect upon such party’s television operations in the Rapid City, South Dakota DMA.

SECTION 6. CONDITIONS TO OBLIGATIONS OF BUYER AND SELLER AT CLOSING

6.1 **Conditions to Obligations of Buyer.** Unless waived by Buyer in writing, all obligations of Buyer at the Closing are subject to the fulfillment by Seller prior to or on the Closing Date of each of the following conditions:

(a) Representations and Warranties. All representations and warranties of Seller contained in this Agreement shall be true and complete in all material respects at and as of the Closing Date as though made at and as of that time.

(b) Covenants and Conditions. Seller shall have performed and complied with in all material respects all covenants, agreements and conditions required by this Agreement to be performed or complied with by Seller prior to or on the Closing Date.

(c) Consents. The FCC Consent shall have been granted without the imposition on Buyer of any conditions that need not be complied with by Buyer under Section 5.2, and Seller shall have complied with any conditions imposed on it by the FCC Consent that need be complied with by Seller under Section 5.2. Seller shall have obtained and delivered to Buyer the consents listed on Schedule 2.2 and designated as a "Consent Required for Closing".

(d) FCC Licenses. There shall not have been any termination, suspension or adverse modification of the FCC Licenses. No proceeding shall be pending the effect of which could reasonably be expected to revoke, cancel, fail to renew, suspend, or modify adversely the material FCC Licenses.

(e) Deliveries. Seller shall stand ready to deliver to Buyer on the Closing Date duly executed assignment agreements pursuant to which Seller shall convey to Buyer the Assets in accordance with the terms of this Agreement and such other certificates and similar documents requested by Buyer that are reasonably required to evidence and confirm Seller's performance of its obligations under, and the sale of the Assets in accordance with, this Agreement.

(f) No Order. There shall be no order, decree or judgment of any court, arbitrator, agency or governmental authority that enjoins the sale of the Assets to Buyer.

6.2 Conditions to Obligations of Seller. Unless waived in writing by Seller, all obligations of Seller at the Closing are subject to the fulfillment by Buyer prior to or on the Closing Date of each of the following conditions:

(a) Representations and Warranties. All representations and warranties of Buyer contained in this Agreement shall be true and complete in all material respects at and as of the Closing Date as though made at and as of that time.

(b) Covenants and Conditions. Buyer shall have performed and complied with in all material respects all covenants, agreements and conditions required by this Agreement to be performed or complied with by Buyer prior to or on the Closing Date.

(c) FCC Consent. The FCC Consent shall have been granted without the imposition on Seller of any material conditions that need not be complied with by Seller under Section 5.2 hereof, and Buyer shall have complied with any conditions imposed on it by the FCC Consent that need be complied with by Buyer under Section 5.2 hereof.

(d) Deliveries. Buyer shall stand ready to deliver to Seller on the Closing Date the Purchase Price and a duly executed assumption agreement pursuant to which Buyer shall assume the obligations described in Section 1.3 and such other certificates and similar documents requested by Seller that are reasonably required to evidence and confirm Buyer's performance of its obligations under this Agreement, including, without limitation, an IRS Form W-9.

(e) No Order. There shall be no order, decree or judgment of any court, arbitrator, agency or governmental authority that enjoins the sale of the Assets to Buyer.

6.3 Fulfillment of Conditions. Seller will use commercially reasonable efforts to satisfy each of the conditions for Closing of Buyer set forth in Section 6.1, and Buyer will use commercially reasonable efforts to satisfy each of the conditions for Closing of Seller set forth in Section 6.2, and each of Seller and Buyer shall use commercially reasonable efforts to take or cause to be taken all action necessary or desirable in order to consummate the transactions contemplated by this Agreement as promptly as is practicable.

SECTION 7. CLOSING

Subject to the satisfaction or waiver of the conditions of Closing set forth in Sections 6.1 and 6.2, the Closing shall take place on a date set by Buyer on no less than two business days' notice to Seller that is (i) not earlier than the third business day after the FCC Consent is granted, and (ii) not later than the tenth business day after the FCC Consent is granted; provided, that if Buyer fails to provide such notice to Seller, the Closing shall take place on the tenth business day after the FCC Consent is granted. The Closing shall be held by the execution and delivery of the documents contemplated hereby by mail, facsimile or electronic transmission in PDF format.

SECTION 8. TERMINATION

8.1 Termination by Seller. This Agreement may be terminated by Seller and the purchase and sale of the Assets abandoned, upon written notice to Buyer, upon the occurrence of any of the following:

(a) Judgments. If there shall be in effect on the date that would otherwise be the Closing Date any judgment, decree, or order, not caused by Seller, that would prevent or make unlawful the Closing.

(b) Conditions. If, on the date that would otherwise be the Closing Date, Seller is not in material breach of any of its representations, warranties or covenants hereunder and any of the conditions precedent to the obligations of Seller set forth in this Agreement have not been satisfied by Buyer or waived in writing by Seller.

(c) Breach. Without limiting Seller's rights under any other clause hereof, if Seller is not in material breach of any of its representations, warranties or covenants hereunder and Buyer has failed to cure any material breach of any of its representations, warranties or covenants under this Agreement within ten (10) days after Buyer has received written notice of such breach from Seller.

(d) Upset Date. If the Closing shall not have occurred by the first anniversary of the date of this Agreement (the "Upset Date").

8.2 Termination by Buyer. This Agreement may be terminated by Buyer and the purchase and sale of the Assets abandoned, upon written notice to Seller, upon the occurrence of any of the following:

(a) Judgments. If there shall be in effect on the date that would otherwise be the Closing Date any judgment, decree, or order, not caused by Buyer, that would prevent or make unlawful the Closing.

(b) Conditions. If, on the date that would otherwise be the Closing Date, Buyer is not in material breach of any of its representations, warranties or covenants hereunder and any of the conditions precedent to the obligations of Buyer set forth in this Agreement have not been satisfied by Seller or waived in writing by Buyer.

(c) Breach. Without limiting Buyer's rights under any other clause hereof, if Buyer is not in material breach of any of its representations, warranties or covenants hereunder and Seller has failed to cure any material breach of any of its representations, warranties or covenants under this Agreement within ten (10) days after Seller has received written notice of such breach from Buyer.

(d) Upset Date. If the Closing shall not have occurred by the Upset Date.

8.3 Rights on Termination.

(a) If this Agreement is terminated and (1) neither party is in material breach of any provision of this Agreement, the parties hereto shall not have any further liability to each other with respect to the purchase and sale of the Assets; or (2) if either party shall be in material breach of any provision of this Agreement, the non-breaching party shall have the rights and remedies available at law or equity, subject to Schedule 8.3.

SECTION 9. MISCELLANEOUS.

9.1 Representations and Warranties. All representations and warranties in this Agreement shall be continuing representations and warranties and shall survive the Closing for a period of one year, and any claim for a breach of a representation or warranty must be brought prior to the expiration of such one-year period. Any investigation by or on behalf of a party hereto shall not constitute a waiver as to enforcement of any representation, warranty or covenant contained in this Agreement. No notice or information delivered by Seller shall affect Buyer's right to rely on any representation or warranty made by Seller or relieve Seller of any obligations under this Agreement as the result of a breach of any of its representations and warranties. Notwithstanding the foregoing, if Buyer has knowledge of a breach or failure to be true of any representation or warranty or noncompliance with any covenant or agreement of Seller hereunder prior to Closing, then Buyer will not be entitled to indemnification for such breach or failure to be true of any such representation, warranty or noncompliance with any such covenant or agreement. The covenants and agreements in this Agreement to be performed after the Closing shall survive the Closing until fully performed.

9.2 Specific Performance. If Seller breaches this Agreement, monetary damages alone would not be adequate to compensate Buyer for its injury. Buyer shall therefore be entitled, in addition to any other remedies that may be available, including money damages, to obtain specific performance of the terms of this Agreement. If any action is brought by Buyer to enforce this Agreement, Seller shall waive the defense that there is an adequate remedy at law.

9.4 Time is of the Essence. Time is of the essence with respect to each party's performance of its obligations hereunder.

9.5 Attorneys' Fees. In the event of a default by either party which results in a lawsuit or other proceeding for any remedy available under this Agreement, the prevailing party shall be entitled to reimbursement from the other party of its reasonable legal fees and expenses.

9.6 Fees and Expenses. Buyer and Seller shall each pay one-half of any federal, state, or local sales or transfer tax arising in connection with the conveyance of the Assets by Seller to Buyer

pursuant to this Agreement. Except as otherwise provided in this Agreement, each party shall pay its own expenses incurred in connection with the authorization, preparation, execution, and performance of this Agreement, including all fees and expenses of counsel, accountants, agents, and representatives, and each party shall be responsible for all fees or commissions payable to any finder, broker, advisor, or similar person retained by or on behalf of such party.

9.7 Notices. All notices, demands, and requests required or permitted to be given under the provisions of this Agreement shall be (a) in writing, (b) delivered by personal delivery, or sent by commercial overnight delivery service or registered or certified mail, return receipt requested, (c) deemed to have been given on the date of personal delivery or the date set forth in the records of the overnight delivery service or on the return receipt, and (d) addressed as follows:

If to Seller: Legacy Broadcasting
619 Aubrey Circle S
Greenwood, MS 38930
Attn: Ms. Sherry Nelson McQueen

With a copy to (which doesn't constitute notice): Lerman Senter PLLC
2001 L Street, NW, Suite 400
Washington, DC 20036
Fax: 202-293-0810
Attn: Sally A. Buckman

If to Buyer: Gray Media Group, Inc.
4370 Peachtree Road, NE
Atlanta, GA 30319
Attn: General Counsel

or to any other or additional persons and addresses as the parties may from time to time designate in a writing delivered in accordance with this Section 9.6.

9.7 Entire Agreement; Amendment. The schedules hereto are hereby incorporated into this Agreement. This Agreement, the schedules hereto and all documents and certificates to be delivered pursuant hereto collectively represent the entire understanding and agreement between Buyer and Seller with respect to the subject matter hereof. This Agreement may be modified only by an agreement in writing executed by the parties. No waiver of compliance with any provision of this Agreement shall be effective unless evidenced by an instrument evidenced in writing and signed by the party consenting to such waiver.

9.8 Counterparts. This Agreement may be executed and delivered (including by facsimile transmission or electronic transmission in PDF format) in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and shall become effective when each party hereto shall have delivered to it this Agreement duly executed by the other party hereto.

9.9 Governing Law; Venue. This Agreement shall be construed in a manner consistent with federal law and otherwise under and in accordance with the laws of the State of Delaware, without giving effect to the principles of conflicts of law. The parties unconditionally and irrevocably agree to submit to the exclusive jurisdiction of the U.S. federal and state courts of competent jurisdiction located within the

State of Delaware and any appellate court from any such court, for the resolution of any such claim or dispute.

9.10 Benefit and Binding Effect; Assignability. This Agreement shall inure to the benefit of and be binding upon Seller, Buyer and their respective heirs, successors, and permitted assigns. Neither Buyer nor Seller may assign this Agreement without the prior written consent of the other; provided, however, that, without the consent of Seller, Buyer may assign its rights under this Agreement, in whole or in part to any direct or indirect wholly-owned subsidiary of Buyer, as long as it does not delay the grant of the Assignment Application, provided, however, such assignment shall not release Buyer or License Sub from their obligations hereunder.

9.11 Press Releases. Neither party shall publish any press release, make any other public announcement or otherwise communicate with any news media concerning this Agreement or the transactions contemplated hereby, without the prior written consent of the other party.

9.12 Neutral Construction. This Agreement was negotiated fairly between the parties at arms' length and the terms hereof are the product of the parties' negotiations. Each party has retained legal counsel of its own choosing with regard to the contents of this Agreement and the rights and obligations affected hereby. This Agreement shall be deemed to have been jointly and equally drafted by the parties, and the provisions of this Agreement shall not be construed against a party on the grounds that such party drafted or was more responsible for drafting such provisions.

9.13 Supplement to Disclosure Schedules. From time to time prior to the Closing, Seller shall have the right to (x) at any time before the filing deadline under Section 5.1(a), supplement or amend any Schedule hereto with respect to any matter that occurred in the ordinary course of business before the date of this Agreement that was unintentionally omitted from the original Schedules and is reflected in the Station's statement of operations and (y) supplement or amend any Schedule hereto with respect to any matter hereafter arising or of which they become aware after the date hereof (each supplement referenced in (x) and (y), a "Schedule Supplement"). Any disclosure in any such Schedule Supplement shall not be deemed to have cured any inaccuracy in or breach of any representation or warranty contained in this Agreement; *provided, however*, that if Purchaser and Seller agree that Purchaser has the right to terminate this Agreement pursuant to Section 8.2 following its receipt of such Schedule Supplement, then Purchaser and Seller shall negotiate in good faith regarding an appropriate reduction to the Purchase Price related thereto ("Price Adjustment") and, if Purchaser does not elect to terminate this Agreement after such update and negotiation, then Purchaser shall have no further rights with respect to such omission or amendment.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have duly executed this Asset Purchase Agreement as of the day and year first above written.

BUYER:

GRAY MEDIA GROUP, INC.

By: _____
Name: Robert J. Folliard, III
Title: Senior Vice President

SELLER:

LEGACY BROADCASTING OF RAPID CITY
LLC

By: 
Name: Sherry Nelson McQueen
Title: President

LICENSE SUB¹:

GRAY TELEVISION LICENSEE, LLC

By: _____
Name: Robert J. Folliard, III
Title: Assistant Secretary

¹ License Sub joins the Agreement solely with respect to its rights and obligations pursuant to Section 1.4.

IN WITNESS WHEREOF, the parties have duly executed this Asset Purchase Agreement as of the day and year first above written.

BUYER:

GRAY MEDIA GROUP, INC.



By: _____

Name: Robert J. Folliard, III
Title: Senior Vice President

SELLER:

LEGACY BROADCASTING OF RAPID CITY
LLC

By: _____

Name: Sherry Nelson McQueen
Title: President

LICENSE SUB¹:

GRAY TELEVISION LICENSEE, LLC



By: _____

Name: Robert J. Folliard, III
Title: Assistant Secretary

¹ License Sub joins the Agreement solely with respect to its rights and obligations pursuant to Section 1.4.

LIST OF SCHEDULES

Schedule 1.1(a)	FCC Licenses
Schedule 1.1(b)	Tangible Personal Property
Schedule 1.1(c)	Assigned Contracts
Schedule 1.1(d)	Owned Real Property
Schedule 2.2	Consents
Schedule 2.7	Signal Carriage
Schedule 8.3	Certain Termination Provisions