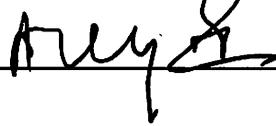


## Second Amendment to Time Brokerage Agreement

Jackman Holding Company, LLC (Licensee) and GSB Media, LLC (Programmer) effective April 1st 2021 further amend the Time Brokerage Agreement (TBA) Dated April 1st 2017 as follows:

1. Term. the term of the TBA is hereby extended until April 1st 2025
2. All other terms of the TBA shall remain in full force and effect

Jackman Holding Company, LLC

By:  \_\_\_\_\_

GSB Media, LLC

By:  \_\_\_\_\_

Amendment to Time Brokerage Agreement

This amendment to Time Brokerage Agreement is made between Jackman Holding Co, LLC, a Virginia limited liability company (Licensee) and GSB Media LLC, (Programmer)

Whereas Licensee and Programmer entered into a Time Brokerage Agreement dated April 1st 2017 (TBA) for FM station WVES licensed to Chincoteague VA

Whereas Licensee and Programmer desire to extend the TBA

Now Therefore In consideration of the mutual covenants and agreements and for other good and valuable consideration , the receipt and sufficiency of which are hereby acknowledged the parties hereby agree as follows:

1. Term. The term of the TBA is hereby extended until April 1, 2021
2. All other terms of the TBA shall remain in full force and effect

In witness whereof, the parties have duly executed this agreement as of the date first set forth above

Licensee:

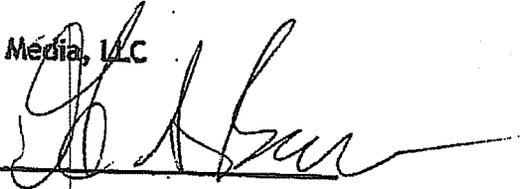
Jackman Holding Co, LLC

By 

Programmer

GSB Media, LLC

By

A handwritten signature in black ink, appearing to read "J. A. Lee", written over a horizontal line.

## TIME BROKERAGE AGREEMENT

THIS TIME BROKERAGE AGREEMENT (this "Agreement") is made as of April 1, 2017, between Jackman Holding Company, LLC, a Virginia Limited Liability Company ("Licensee") and GSB Media, LLC ("Programmer").

### Recitals

- A. Licensee owns and operates radio broadcast station WVES-FM Chincoteague, VA (the "Station") pursuant to licenses issued by the Federal Communications Commission ("FCC").
- B. Licensee desires to obtain programming for the Station, and Programmer desires to provide programming for broadcast on the Station on the terms set forth in this Agreement.

### Agreement

NOW, THEREFORE, taking the foregoing recitals into account and in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

1. Term. The term of this Agreement (the "Term") will begin on April 1, 2017 (the "Commencement Date") and will terminate two years thereafter; provided however, Programmer or Licensee may terminate this Agreement on giving at least 30 days prior written notice of intent to terminate.
2. Programming. During the Term, Programmer shall have the exclusive right to purchase from Licensee airtime on the Station for the price and on the terms specified below, and shall transmit to Licensee programming that it produces or owns (the "Program" or "Programs") for broadcast on the Station twenty-four (24) hours per day, seven (7) days per week, excluding the period from 6:00 a.m. to 7:00 a.m. each Sunday morning (the "Broadcasting Period").
3. Broadcasting. In return for the payments to be made by Programmer hereunder, during the Term, Licensee shall broadcast the Programs, subject to the provisions of Section 5 below, and Programmer will have the right to use Licensee's studio and office facilities for Programmer's activities at the Station pursuant to this Agreement.
4. Advertising. During the Term, Programmer will be exclusively responsible for advertising on the Station Programmer shall comply with all anti discrimination advertising rules.
5. Payments. For the broadcast of the Programs and the other benefits made available to Programmer pursuant to this Agreement, during the Term, Programmer will pay Licensee as follows:

Commencing on the date of this agreement Programmer shall reimburse Licensee's expenses to the extent provided in Schedule A.

6. Control. Notwithstanding anything to the contrary in this Agreement, Licensee shall have full authority, power and control over the operation of the Station during the Term. Without limiting the generality of the foregoing, Licensee will: (1) retain control over the policies, programming and operations of the Station. Nothing contained herein shall prevent Licensee from (a) rejecting or refusing programs which Licensee reasonably believes to be contrary to the public interest, or (b) substituting programs which Licensee reasonably believes to be of greater local or national importance or which are designed to address the problems, needs and interests of the local community. Without limiting the preceding sentence, Licensee reserves the right to (i) refuse to broadcast any Program containing matter which violates any right of any third party, which constitutes a personal attack, which contains commercial matter, or which does not meet the requirements of the rules and published policies of the FCC, (ii) preempt any Program in the event of a local, state, or national emergency, or (iii) delete any announcements that do not comply with the requirements of the FCC's sponsorship identification rules and policies. Programmer will immediately serve Licensee with notice and a copy of any letters of complaint it receives concerning any Program for Licensee review and inclusion in the Station's public inspection file. Programmer shall cooperate with Licensee to ensure that EAS transmissions are properly performed in accordance with Licensee's instructions.

7. Music Licenses. Programmer represents and warrants to Licensee that Programmer has full authority to broadcast the Programmer Programming on the Stations, and that Programmer shall not broadcast any material in violation of the "Copyright Act." All music supplied by Programmer shall be: (i) licensed by ASCAP, SESAC, or BMI; (ii) in the public domain; or (iii) cleared at the source by Programmer. Licensee will maintain ASCAP, SESAC, and BMI licenses, as necessary. The right to use the Programmer Programming and to authorize its use in any manner shall be, and shall remain, vested in Programmer.

8. Programs.

(a) Programmer shall ensure that the contents of the Programs conform in all material respects with all FCC rules and published policies. Programmer shall consult with Licensee in the selection of the Programs to ensure that programs are aired on a regular basis containing matters responsive to issues of public concern in the local communities, as those issues are made known to Licensee by Programmer and as Licensee makes issues known to Programmer. On or before January 7, April 7, July 7 and October 7 of every year during the Term, Programmer shall provide to Licensee a list of the significant community issues addressed in the Programs during the preceding quarter and the specific Programs that addressed such issues.

(b) During the Term, Programmer shall cooperate with Licensee as Licensee complies with its political broadcast responsibilities, and shall supply such information promptly to Licensee as may be necessary to comply with the political broadcasting provisions of the FCC's rules and published policies, the Communications Act of 1934, as amended, and federal election laws. Programmer shall release such time to Licensee as is necessary to permit Licensee to comply with the political broadcast rules of the FCC.

9. Expenses. During the Term, Programmer will be responsible for the salaries, taxes, insurance and other costs for all personnel used in the production of the Programs supplied to Licensee.

10. Call Signs. During the Term, Licensee will retain all rights to the call letters of the Station or any other call letters which may be assigned by the FCC for use by the Station, and will ensure that proper station identification announcements are made with such call letters in accordance with FCC rules and policies. Programmer shall include in the Programs an announcement at the beginning of each hour of such Programs to identify such call letters, as well as any other announcements required by the rules and policies of the FCC.

11. Handling of Station Communications. Programmer will receive and handle mail, faxes, telephone calls and e-mail from members of the public in connection with the operation of the Station.

12. Discrimination. Programmer agrees to comply with FCC rules prohibiting discrimination in advertising.

13. Facilities. Licensee shall provide Programmer with access to and use of the Station's studios/offices. When on Licensee's premises, Programmer's personnel shall not permit any lien, claim or encumbrance on the premises, or unreasonably interfere with Licensee's use of such premises. Programmer shall abide by any reasonable requests by Licensee to accommodate their internal operating needs. This paragraph is subject to Licensee's ownership or leasehold rights of such studio and office facilities and does not constitute a grant of any real property interest.

14. Representations. Programmer and Licensee each represents and warrants to the other that (i) it has the power and authority to enter into this Agreement and to consummate the transactions contemplated hereby, (ii) it is in good standing in the jurisdiction of its organization and is qualified to do business in all jurisdictions where the nature of its business requires such qualification, (iii) it has duly authorized this Agreement, and this Agreement is binding upon it, and (iv) the execution, delivery, and performance by it of this Agreement does not conflict with, result in a breach of, or constitute a default or ground for termination under any agreement to which it is a party or by which it is bound.

15. Events of Default.

(a) The occurrence of any of the following will be deemed an Event of Default by Programmer under this Agreement: (i) Programmer fails to timely make any payment required under this Agreement and such failure remains uncured for five (5) business days, provided further that in no event shall there be a right to such a five (5)-business day cure more than four times during any given year for late payments; (ii) Programmer fails to observe or perform any other obligation contained in this Agreement in any material respect; or (iii) Programmer breaches any representation or warranty made by it under this Agreement in any material respect.

(b) The occurrence of the following will be deemed an Event of Default by Licensee under this Agreement: (i) Licensee fails to observe or perform any obligation contained in this Agreement in any material respect; or (ii) Licensee breaches any representation or warranty made by it under this Agreement in any material respect.

(c) Notwithstanding the foregoing, any non-monetary Event of Default will not be deemed to have occurred until fifteen (15) calendar days after the non-defaulting party has provided the defaulting party with written notice specifying the Event of Default and such Event of Default remains uncured, provided, however, an additional period to cure shall be allowed for any additional time reasonably necessary to cure such default so long as the defaulting party is making diligent efforts to remedy such default. Upon the occurrence of an Event of Default, and in the absence of a timely cure pursuant to this Section, the non-defaulting party may terminate this Agreement, effective immediately upon written notice to the defaulting party. If this Agreement is terminated for any reason, the parties agree to cooperate with one another and to take all actions necessary to return the parties to the status *quo ante*. If such termination occurs, Licensee shall honor any reasonable sponsorship agreements Programmer has entered into in the normal course of business, for up to thirty (30) days after termination provided the revenue for such sponsorships is paid to Licensee. Such 30-day period shall begin on the date of notice by Licensee of an Event of Default by Programmer. Failure of Licensee to broadcast the Programs due to any reason out of Licensee's reasonable control shall not constitute an Event of Default by Licensee hereunder.

16. Liability and Indemnification. Programmer agrees that, absent gross negligence or willful misconduct by Licensee or Licensee's agents, Licensee shall not have any liability for any loss, harm, damage or injury (to persons or property) whatsoever ("Loss") to Programmer or its employees or agents, including direct, indirect, incidental, or consequential damages or losses, including, without limitation, any such Loss resulting from a failure or loss of power, damage to or destruction of the tower, casualty loss, unsatisfactory or imperfect transmission or other operation of Licensee's equipment, restrictions imposed by governmental authority, conditions beyond its control, or otherwise. Programmer agrees to indemnify and hold Licensee harmless from and against any and all claims, actions, suits, damages, liabilities, costs, and expenses, including attorneys' fees, occasioned by, arising out of, or resulting from any use made of the Station or its equipment by Programmer or its employees or agents whatsoever and which are not caused by, or are a result of, Licensee's or Licensee's agent's negligence or misconduct. Further, Programmer shall indemnify and hold Licensee harmless against any and all liability arising from the broadcast of the Programs on the Station during the Term, including without limitation all liability for indecency, libel, slander, illegal competition or trade practice, infringement of trademarks, trade names, or program titles, violation of rights of privacy, and infringement of copyrights and proprietary rights or any other violation of third party rights or FCC rules or other applicable law. For its part, Licensee shall indemnify and hold Programmer harmless against any and all liability arising from the broadcast of Licensee's programming on the Station during the Term, including without limitation all liability for indecency, libel, slander, illegal competition or trade practice, infringement of trademarks, trade names, or program titles, violation of rights of privacy, and infringement of copyrights and proprietary rights or any other violation of third party rights or FCC rules or other applicable law. The

obligations under this paragraph shall survive any termination of this Agreement.

18. Insurance. During the Term, Programmer shall maintain public liability insurance with \$1,000,000 Bodily Injury, \$1,000,000 Property Damage and \$2,000,000 Aggregate coverage, and, before the beginning of the Term, will provide Licensee with copies of certificates of insurance demonstrating such coverage.

19. Assignment. Neither party may assign this Agreement without the prior written consent of the other party provided; however, if Licensee sells the Station Licensee shall assign this Agreement to the buyer and ensure that any such buyer (or its assignees) is bound by the terms of this Agreement. The terms of this Agreement shall bind and inure to the benefit of the parties' respective successors and any permitted assigns, and no assignment shall relieve any party of any obligation or liability under this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to give any rights to any person or entity other than the parties hereto and their successors and permitted assigns.

20. Severability. If any court or governmental authority holds any provision in this Agreement invalid, illegal, or unenforceable under any applicable law, then so long as no party is deprived of the benefits of this Agreement in any material respect, this Agreement shall be construed with the invalid, illegal or unenforceable provision deleted and the validity, legality and enforceability of the remaining provisions contained herein shall not be affected or impaired thereby. The obligations of the parties under this Agreement are subject to the rules and published policies of the FCC and all other applicable laws. The parties agree that Licensee may file a copy of this Agreement with the FCC and that Licensee shall place a copy of this Agreement in the Station's public inspection file.

21. Notices. Any notice pursuant to this Agreement shall be in writing and shall be deemed delivered on the date of personal delivery or delivery by a nationally recognized overnight courier service, and shall be addressed as follows (or to such other address as any party may request by written notice):

If to Licensee:

A Wray Fitch  
Jackman Holding Company, LLC  
6139 Franklin Park rd  
McLean, VA 22101

If to Programmer:

GSB Media, LLC  
Attn: Greg Bojko  
510 Main Street  
Chincoteague, VA 23336

22. Miscellaneous. This Agreement may be executed in separate counterparts, each of which will be deemed an original and all of which together will constitute one and the same agreement. No amendment or waiver of compliance with any provision hereof or consent pursuant to this Agreement shall be effective unless evidenced by an instrument in writing signed by the party against whom enforcement of such amendment, waiver, or consent is sought. This Agreement is not intended to be, and shall not be construed as, an agreement to form a partnership, agency relationship, or joint venture between the parties. Neither party shall be authorized to act as an agent of or otherwise to represent the other party. Both parties have had independent counsel assist in preparation of this agreement. The construction and performance of this Agreement shall be governed by the laws of the State of Virginia without giving effect to the choice of law provisions thereof. Any action to enforce this agreement shall be brought in the appropriate venue in the state of Virginia. This Agreement (including the Schedule hereto) constitutes the entire agreement and understanding among the parties hereto with respect to the subject matter hereof, and supersedes all prior agreements and understandings with respect to the subject matter hereof.

23. Certifications. Licensee certifies that it maintains ultimate control over the Station's facilities including, specifically, control over the Station's finances, personnel and programming. Programmer certifies that this Agreement complies with the provisions of 47 C.F.R. Sections 73.3555(a) and (c).

*[Signatures on following page]*

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first set forth above.

LICENSEE:

JACKMAN HOLDING CO, LLC

By: Amy S

PROGRAMMER:

GSB MEDIA, LLC

By: Al A Bep

## SCHEDULE A

Except as limited as more fully described below, Programmer shall pay Licensee on a monthly basis as provided herein an amount equal to all of Licensee's reasonable monthly costs (the "Monthly Costs") incurred by Licensee in the ordinary course of business consistent with past practice in connection with its ownership and operation of the Station and in accordance with the terms and conditions of this Agreement. The Monthly Costs shall be equal to the sum of all reasonable operating expenses (including, but not limited to, all reasonable operating expenses resulting from broadcasting programming provided by Programmer and all reasonable operating expenses otherwise incurred by Licensee in connection with the operation of the Station and the performance of its obligations under this Agreement including, but not limited to, studio rent, tower rent, Licensee employee salaries and expenses, ordinary maintenance and repair of the transmitter and other equipment), for each calendar month incurred by Licensee in connection with providing air time to Programmer. The Monthly Costs shall be prorated such that expenses relating to the operations of the Stations before the Term shall be for the account of Licensee and expenses relating to the operations of the Stations during the Term shall be for the account of Programmer. After each calendar month during the Term, Licensee will submit to Programmer an invoice for the Monthly Costs incurred during such month, and the amount of such costs reflected on each such invoice will be due and payable on the fifth (5<sup>th</sup>) business day after the date upon which Programmer receives such invoice.