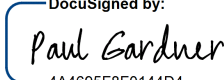


AMENDMENT TO LEASE AGREEMENT WITH OPTION TO PURCHASE REAL ESTATE

This AMENDMENT TO LEASE AGREEMENT WITH OPTION TO PURCHASE REAL ESTATE (hereinafter referred to as the "Lease/Option") is made this September 29, 2023, by and between ELKO RADIO HOLDING COMPANY, LLC, a Nevada limited liability company ("Landlord/Seller") and 5T, LLC, a Nevada limited liability company ("Tenant/Buyer") to provide that the commencement date (the "Commencement Date") and the Term ("Term") will begin upon the date of consummation of the pending transfer of control of Elko Radio Broadcasting, Company, Inc. (FCC file no. 0000214974) application subsequent to approval of the application by the Federal Communications Commission. The remaining terms and conditions remain unchanged subject to adjustment to provide for the above defined Commencement Date and Term.

IN WITNESS WHEREOF: the parties hereto, have set their hands to this Lease/Option Agreement on the date first written above.

LANDLORD/SELLER
ELKO RADIO HOLDING COMPANY, LLC

BY: 
DocuSigned by:
4A4085F8F0144D4...
Paul G. Gardner
1800 Idaho Street
Elko, NV 89801
Phone: 775.738.1240
Email: paul@elkoradio.com

TENANT/BUYER
5T, LLC

BY: 
DocuSigned by:
37A5A5160041407...
Mr. Tyler Gunter
1494 East Tierra Court
Gilbert, AZ 85297
Phone: 775.934.8217
Email: trgunter@gmail.com