

ASSET PURCHASE AGREEMENT

This ASSET PURCHASE AGREEMENT (this “**Agreement**”) is dated as of July 12, 2021, by and among Landover 2 LLC, a Delaware limited liability company, and CTB Spectrum Services Two LLC, a Delaware limited liability company (collectively, “**Seller**”), Gray Media Group, Inc., a Delaware corporation (“**Gray Media**”), and Gray Television Licensee, LLC, a Delaware limited liability company (“**License Sub**” and together with Gray Media, “**Buyer**”).

RECITALS

WHEREAS, Seller holds the following unbuilt construction permits (the “**FCC Permits**” and each an “**FCC Permit**”) issued by the United States Federal Communications Commission (the “**FCC**”) to Seller to construct certain low power television stations (the “**Stations**”):

Call Sign	Community of License	Facility ID	Permittee
W49DU-D	Chula, Georgia	186162	Landover 2 LLC
W45EA-D	Columbus, Georgia	185775	CTB Spectrum Services Two LLC
W49DR-D	Iowa, Louisiana	185547	CTB Spectrum Services Two LLC
W50EJ-D	Lake Charles, Louisiana	185817	CTB Spectrum Services Two LLC
K33MW-D	Sherburn, Minnesota	186443	Landover 2 LLC
K45LQ-D	Bismarck, North Dakota	186094	Landover 2 LLC
K39LK-D	Dickinson, North Dakota	186119	Landover 2 LLC
K46ME-D	Williston, North Dakota	187437	Landover 2 LLC
K38OK-D	Minot, North Dakota	187460	Landover 2 LLC
K46LO-D	Deadwood, South Dakota	186050	Landover 2 LLC
K48NF-D	Deadwood, South Dakota	186051	Landover 2 LLC
K42KU-D	Caputa, South Dakota	186060	Landover 2 LLC
K40MR-D	Caputa, South Dakota	186061	Landover 2 LLC
K23MQ-D	Duluth, Minnesota	185810	CTB Spectrum Services Two LLC
K43OH-D	Racine, Minnesota	186458	Landover 2 LLC
K45MO-D	Racine, Minnesota	186459	Landover 2 LLC
K19KE-D	Jolly, Texas	186356	Landover 2 LLC

WHEREAS, Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the FCC Permits for the price and on the terms and conditions set forth in this Agreement. Buyer desires the FCC Permits 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 on the date of the Closing (the “**Closing Date**”), and Buyer shall purchase and acquire from Seller, free and clear of all liabilities, debts, liens and encumbrances of any nature, all of Seller’s right, title, and interest in and to the FCC Permits and any associated call letters and any books and records that relate solely to the FCC Permits.

1.2 Purchase Price. The purchase price for the FCC Permits shall be Seven Hundred Twelve Thousand Dollars (\$712,000.00) (the “**Purchase Price**”), subject to adjustment pursuant to Section 1.5. At the Closing, Buyer shall pay to Seller the Purchase Price by 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.

1.3 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 Permits insofar as they relate to the time 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.

1.4 FCC Permits to be Conveyed to License Sub. Notwithstanding any provision herein to the contrary, subject to the terms and conditions of this Agreement, at the Closing, Seller shall assign the FCC Permits to License Sub, and License Sub shall perform all obligations under this Agreement with respect to the purchase of the FCC Permits.

1.5 Partial Termination Right. Notwithstanding any provision herein to the contrary, Buyer shall have the right to terminate this Agreement by written notice to Seller with respect to any FCC Permit in the event that the FCC revokes, suspends, cancels, rescinds, or materially modifies (other than pursuant to Section 4.7 of this Agreement) any of the FCC Permits or any such FCC Permit expires (in each case, a “**Cancelled Permit**”). In the event of any Cancelled Permit, the Purchase Price payable by Buyer hereunder pursuant to Section 1.2 shall be automatically reduced by the amount calculated multiplying the Purchase Price by the ratio of the population predicted to be served by and with respect to any such Cancelled Permit divided by the total population predicted to be served by all of the FCC Permits. Notwithstanding anything in this Agreement to the contrary, Seller shall have no liability for a Canceled Permit, and Buyer’s sole recourse for a Canceled Permit shall be exercise of its option under this Section 1.5.

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 or limited by bankruptcy, insolvency, or similar laws affecting or limiting creditors’ rights generally and by judicial discretion in the enforcement of equitable remedies.

2.2 No Conflicts. Subject to obtaining the FCC Consent, 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. 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 Seller's knowledge, threatened, against or relating to the Stations or Seller with respect to the Stations.

2.3 FCC Permits. Schedule 2.3 contains a list of the FCC Permits and a list, as of the date hereof, of the material pending FCC applications held by Seller for use in the operation of the Stations. Each FCC Permit set forth on Schedule 2.3 has been validly issued as a construction permit and is in full force and effect, and Seller is the authorized legal holder thereof. Each of the FCC Permits is scheduled to expire on July 13, 2021. With the exception of the foregoing, 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 any of the FCC Permits. There is not issued, pending, 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 with respect to the Stations. Seller has not received any written communication from the FCC indicating that Seller, with respect to the Stations, or the Stations are in violation of any regulation or policy of the FCC. No FCC Permit is subject to any restriction or condition that would limit Buyer's ability to operate the Stations, except for such restrictions or conditions that appear on the face of such FCC Permit. As of the date hereof and to Seller's knowledge, no application has been filed with the FCC that could reasonably be expected to cause the displacement or adverse modification of the Station.

2.4 Brokers. Other than Kalil & Co, Inc., 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 FCC Permits to Buyer and License Sub. Seller shall be responsible for any commission or fee owed to its broker in connection with this Agreement.

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 require the consent or approval of any governmental or regulatory authority or third party and 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.

3.3 FCC Qualifications. Buyer is, and as of the Closing will be, legally, financially, and otherwise qualified under FCC rules, regulations, and policies to acquire, hold and be the permittee of the FCC Permits.

3.4 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 FCC Permits to Buyer and License Sub.

SECTION 4. COVENANTS PRIOR TO CLOSING

From the date hereof until the Closing:

4.1 Generally. Neither party shall have any liability arising from or related to any expiration of either of the FCC Permits or for dismissal or denial of the extension requests described in Section 4.7 below. Subject to the foregoing, and to the requirements of Section 4.7, prior to the expiration date of the FCC Permits (as such date may be extended by the FCC), Seller shall not cause or permit, by any act or wrongful failure to act of Seller, the FCC Permits to expire or to be revoked, suspended, or materially adversely modified or take any action that could cause the FCC to institute proceedings for the suspension, revocation, or material adverse modification of the FCC Permits. Seller shall operate and maintain the FCC Permits in the ordinary course and not waive any material right relating to the FCC Permits and take no action or fail to take any action to adversely modify the FCC Permits.

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 FCC Permits.

4.3 Contracts. Except with the prior written consent of Buyer, Seller shall not enter into any contract or commitment relating to the FCC Permits or the Stations that will be binding on Buyer after Closing. Both parties shall utilize commercially reasonable efforts to obtain any required consents, approvals, or authorizations required to assign the FCC Permits to Buyer.

4.4 Risk of Loss. The risk of any loss, damage, impairment, confiscation, or condemnation of the FCC Permits from any cause shall be borne by Seller at all times prior to the Closing; provided, however, that as set forth in Section 1.5 and 4.1, Seller shall have no liability for a loss of any FCC Permit.

4.5 Access. Seller shall give Buyer and its authorized representatives access, during normal business hours and with reasonable prior notice, to Seller's books and records and any transmission facilities related to the FCC Permits.

4.6 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.

4.7 Modification Applications and Duluth Permit.

(a) Upon Buyer's written request, Seller shall promptly provide Buyer with written consent to or otherwise reasonably cooperate with Buyer's submission, at Buyer's sole cost, of application(s) to the FCC for modification of the FCC Permits.

(b) Upon Buyer's written request, Seller shall either surrender for cancellation or notify the FCC that it is no longer pursuing an extension of the construction permit for K24OF-D (FAC ID 185809). Seller also consents to any interference that Buyer's application with respect to K23MQ-D (FAC ID 185810) filed pursuant to Section 4.7(a) may cause to K24OF-D, and upon Buyer's written request, Seller shall sign a document prepared by Buyer agreeing to and acknowledging such interference consent.

4.8 Extension. Seller and Buyer will cooperate to prepare and file any amendments to the pending requests to extend the FCC Permits as may be necessary before Closing in accordance with the provisions set forth in the Public Notice DA 17-442 (May 12, 2017).

4.9 Confidentiality. Subject to the requirements of applicable law, all non-public information regarding the parties and their business and properties that is disclosed in connection with the negotiation, preparation or performance of this Agreement shall be confidential and shall not be used or disclosed except as reasonably necessary for purposes of consummating the transaction contemplated by this Agreement.

4.10 Control. Consistent with the Communications Act of 1934, as amended and the FCC rules and regulations, control, supervision and direction of the Stations prior to Closing shall remain the responsibility of Seller as the holder of the FCC Permits, and Buyer shall not, directly or indirectly, control, supervise or direct the Stations prior to Closing.

SECTION 5. FCC CONSENT

5.1 Application. The assignment of the FCC Permits from Seller to License Sub shall be subject to the prior initial grant of FCC consent (the "**FCC Consent**"). Seller and Buyer shall prepare and file an application for the FCC Consent (the "**Assignment Application**") within three (3) 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 shall pay the filing fee required for the Assignment Application. 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. 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. 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 require such party to spend in excess of twenty-five thousand dollars (\$25,000.00).

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) FCC Consent. The FCC Consent shall have been granted and be in full force and effect 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.

(d) FCC Permits. There shall not have been any termination, suspension, or adverse modification of the FCC Permits. No proceeding shall be pending the effect of which could be to revoke, cancel, fail to renew, suspend, or modify adversely the FCC Permits, other than proceedings of general applicability.

(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 FCC Permits 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 FCC Permits 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 FCC Permits to Buyer.

(g) FCC Permit Extension. The deadline for construction under the FCC Permits shall have been extended.

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 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 pay the Purchase Price to Seller at Closing, and Buyer shall stand ready to deliver to Seller on the Closing Date 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.

(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 FCC Permits to Buyer.

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 mutually agreeable date not later than 5 business days 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. Should Seller not be in breach of any of its obligations pursuant to the instant Agreement and should all of the conditions in Section 6.1 be met and Buyer fails to close, Buyer shall pay to Seller Seventy-One Thousand Dollars (\$71,000) as liquidated damages.

SECTION 8. TERMINATION

8.1 Termination by Seller. This Agreement may be terminated by Seller prior to Closing and the purchase and sale of the FCC Permits 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) Government Action. If there is any governmental entity, department, commission, board, agency, or instrumentality, besides the FCC, intervening or seeking information or documentation from the Buyer, Seller, or License Sub related to the transactions contemplated hereby or this Agreement.

(d) 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.

(e) Upset Date. If the Closing shall not have occurred by January 4, 2022 (the “Upset Date”).

8.2 Termination by Buyer. This Agreement may be terminated (in whole or in part) by Buyer prior to Closing and the purchase and sale of FCC Permit(s) 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) Government Action. If there is any governmental entity, department, commission, board, agency, or instrumentality, besides the FCC, intervening or seeking information or documentation from the Buyer, Seller, or License Sub related to the transactions contemplated hereby or this Agreement.

(d) 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.

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

(f) Partial Termination with respect to a Cancelled FCC Permit. By exercising its right of partial termination in Section 1.5.

8.3 Rights on Termination. If this Agreement is terminated pursuant to Section 8.1 or 8.2, except in the event of a termination for material breach, the parties hereto shall not have any further liability to each other with respect to the purchase and sale of the FCC Permits. Notwithstanding anything to the contrary herein, in no event shall either party be permitted to terminate this Agreement after the Closing. The termination of this Agreement shall not relieve any party of any liability for material breach or default under this Agreement prior to the date of termination. Notwithstanding anything to the contrary herein, Section 4.8 (Confidentiality) and Section 9.5 (Fees and Expenses) shall survive any termination of this Agreement.

8.4 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.

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. The covenants and agreements in this Agreement to be performed after the Closing shall survive the Closing until fully performed. Any monetary damages payable hereunder shall not exceed the Purchase Price.

9.2 [Intentionally left blank]

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

9.4 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.

9.5 Fees and Expenses. Buyer, on one hand, and Seller, on the other hand, shall each pay one-half of any federal, state, or local sales or transfer tax arising in connection with the conveyance of the FCC Permits 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.

9.6 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, to:

Landover 2, LLC
20 West 22nd Street, Suite 1409
New York, NY 1001
Attention: Laurence Zimmerman
Email: lsz@landoverllc.com

if to the Buyer, to:

Gray Media Group, Inc.
4370 Peachtree Rd NE
Atlanta, GA, 30319
Attn: General Counsel
Telephone: (404) 504-9828
Email: legalnotices@gray.tv

and

CTB Spectrum Services Two,
LLC
7829 Central Blvd SE
No. 190
Snoqualmie, WA 98065
Attention: Vern Fotheringham
Email: vf@vern-sat.com

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. 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, if it does not delay FCC Consent or Closing, Buyer may assign its right to acquire the FCC Permits under this Agreement, in whole or in part to

any direct or indirect wholly-owned subsidiary of Buyer, and no such assignment shall relieve Buyer of any obligations or liability hereunder.

9.11 Press Releases. Neither party shall publish any press release or make any other public announcement concerning this Agreement or the transactions contemplated hereby without the written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed.

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.

[signature page follows]

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


Landover 2 LLC

By: _____
Name: Laurence S. Zimmerman
Title: Manager


CTB Spectrum Services Two LLC

By: _____
Name: Vern Fotheringham
Title: Managing Director

Gray Media Group, Inc.

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

Gray Television Licensee, LLC

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

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

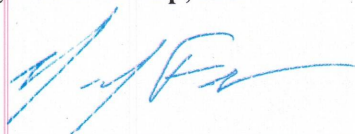
Landover 2 LLC

By: 
Name: Laurence S. Zimmerman
Title: Manager


CTB Spectrum Services Two LLC

By: _____
Name: Vern Fotheringham
Title: Managing Director

Gray Media Group, Inc.

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

Gray Television Licensee, LLC

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

FCC Permits

Schedule 2.3

Call Sign	Community of License	Facility ID	Construction Permit File No.	Extension File No.	Expiration Date
W49DU-D	Chula, Georgia	186162	BNPDTL-20100510ABG	0000136239 (pending)	7/13/2021
W45EA-D	Columbus, Georgia	185775	BNPDTL-20100423ACI	0000136398 (pending)	7/13/2021
W49DR-D	Iowa, Louisiana	185547	BNPDTL-20100407ABR	0000136415 (pending)	7/13/2021
W50EJ-D	Lake Charles, Louisiana	185817	BNPDTL-20100429ADH	0000136421 (pending)	7/13/2021
K33MW-D	Sherburn, Minnesota	186443	BNPDTL-20100510AJK	0000137644 (pending)	7/13/2021
K45LQ-D	Bismarck, North Dakota	186094	BNPDTL-20100505AMF	0000136076 (pending)	7/13/2021
K39LK-D	Dickinson, North Dakota	186119	BNPDTL-20100506ACE	0000135859 (pending)	7/13/2021
K46ME-D	Williston, North Dakota	187437	BNPDTL-20100609AFH	0000136112 (pending)	7/13/2021
K38OK-D	Minot, North Dakota	187460	BNPDTL-20100609AGO	0000135791 (pending)	7/13/2021
K46LO-D	Deadwood, South Dakota	186050	BNPDTL-20100505AJG	0000136110 (pending)	7/13/2021
K48NF-D	Deadwood, South Dakota	186051	BNPDTL-20100505AJH	0000136181 (pending)	7/13/2021
K42KU-D	Caputa, South Dakota	186060	BNPDTL-20100505AIZ	0000135985 (pending)	7/13/2021
K40MR-D	Caputa, South Dakota	186061	BNPDTL-20100505AJA	0000135888 (pending)	7/13/2021
K23MQ-D	Duluth, Minnesota	185810	BNPDTL-20100428ABY	0000136555 (pending)	7/13/2021
K43OH-D	Racine, Minnesota	186458	BNPDTL-20100510AKA	0000136025 (pending)	7/13/2021
K45MO-D	Racine, Minnesota	186459	BNPDTL-20100510AKB	0000136089 (pending)	7/13/2021
K19KE-D	Jolly, Texas	186356	BNPDTL-20100510AGJ	0000136747 (pending)	7/13/2021