

PERSONAL GUARANTY

1. In order to induce **GLOBECOM MEDIA LLC** (hereinafter “Creditor”), to extend to **BAY AND BEYOND BROADCASTING LLC**, a Texas limited liability company (hereinafter “Buyer”), credit for the purchase by Buyer of radio station KKHA(FM), Markham, Texas (FCC Facility Id. No. 87439) (hereinafter “Station”) and to enter into an Asset Purchase Agreement, dated March 31, 2022, the undersigned, jointly and severally, unconditionally guaranties to Creditor, its successors and assigns, the punctual payment when due, whether by acceleration or otherwise, of all principal and interest and all sums now or hereinafter payable to Creditor by Buyer for the purchase of the Station.

2. The Secured Promissory Note dated _____, 2022 (the “Note”), and the interest thereon, and all other sums payable by Buyer to Creditor are hereinafter collectively referred to as “Liabilities.” The term “Collateral” as used herein shall mean any property or rights or interests in property of any kind or nature whatsoever, or the proceeds thereof, which may have been, are, or hereafter may be, included in the Security Agreement and/or the LLC Membership Interest Pledge Agreement, and pledged, assigned, transferred or delivered directly or indirectly by or on behalf of Buyer to Creditor or to the holder of the Note, or which may have been, are, or hereafter may be held by any party as security for the payment of the Liabilities.

3. The undersigned waives any and all notice of default, demand, notice of nonpayment or other default with respect to any of the Liabilities.

4. The undersigned hereby grants to Creditor full power, in its discretion, without notice to the undersigned, to deal in any manner with the Liabilities and the Collateral, including, but without limiting the generality of the foregoing, the following powers:

(a) To modify or otherwise change any of the terms of all or any part of the Liabilities, to grant any extension or renewal thereof and any other indulgence with respect thereto, and to effect any release, compromise or settlement with respect thereto;

(b) To enter into any agreement of forbearance with respect to all or any part of the Liabilities, or with respect to all or any part of the Collateral;

(c) To consent to the substitution, exchange, or release of all or any part of the Collateral, whether or not the Collateral, if any, received by Creditor upon any such substitution, exchange, or release shall be of the same or of a different character or value than the Collateral surrendered by Creditor;

5. The obligations of the undersigned hereunder shall not be released, discharged or in any way affected, nor shall the undersigned have any rights or recourse against Creditor, by reason of any action Creditor may take or omit to take under the foregoing powers.

6. In case Buyer shall fail to pay all or any part of the Liabilities when due, whether by acceleration or otherwise, the undersigned, upon the written demand of Creditor sent to the last written address provided by the undersigned to Creditor, will pay to Creditor the amount due and unpaid by Buyer as aforesaid, in like manner as if such amount constituted the direct and primary obligation of the undersigned. Creditor shall not be required, prior to any such demand on or

payment by the undersigned, to make any demand upon or pursue or exhaust any of its rights or remedies against Buyer or others with respect to the payment of any of the Liabilities, or to pursue or exhaust any of its rights or remedies with respect to any part of the Collateral. The undersigned shall have no right to subrogation with respect to the Liabilities or the Collateral unless and until Creditor shall have received full payment of the Liabilities.

7. The obligations of the undersigned shall not be released, discharged or in any way affected, nor shall the undersigned have any rights against Creditor by reason of the fact that a valid lien in any of the Collateral may not be conveyed to or created in favor of Creditor; nor by reason of the fact that any of the Collateral may be subject to equities or claims in favor of others; nor by reason of any deterioration, waste, or loss by fire, theft, or otherwise of any of the Collateral, unless such deterioration, waste, or loss is caused by the willful act or negligence of Creditor.

8. Should any action, suit or other proceeding, including any appeal thereon, be instituted to enforce the provisions of this Personal Guaranty, the prevailing party shall be entitled to recover, in addition to the costs and disbursements provided by law, such sum as the Court may adjudge reasonable as attorney's fees.

9. The term "undersigned" as used in this agreement shall mean the signers of this agreement, and such signers shall be jointly and severally liable hereunder. The undersigned further agree that all liability hereunder shall continue notwithstanding the incapacity, death, or disability of any one or more of the undersigned, and that any failure by Creditor, or its assigns, to file or enforce a claim against the estate of any of the undersigned shall not operate to release any other of the undersigned from liability hereunder.

10. This Personal Guaranty shall be governed by and construed under the laws of the State of Georgia without regard to its principles of conflict of laws.

IN WITNESS WHEREOF, this Personal Guaranty has been duly executed and delivered to the Creditor by the undersigned as of the date below.

DATED: _____

By: _____
David M. Rowell