

ASSET PURCHASE AGREEMENT

Agreements

This Asset Purchase Agreement (this “Agreement”) is made on this 8th day of February 2023, between North Texas Radio Group, LP (“Seller”) and Brazos TV, Inc. (“Buyer”).

The Agreement is for the purchase of KSOC (FM), Tipton, OK, and FID # 191553. The sales price is \$127,880.00. Terms are as follows:

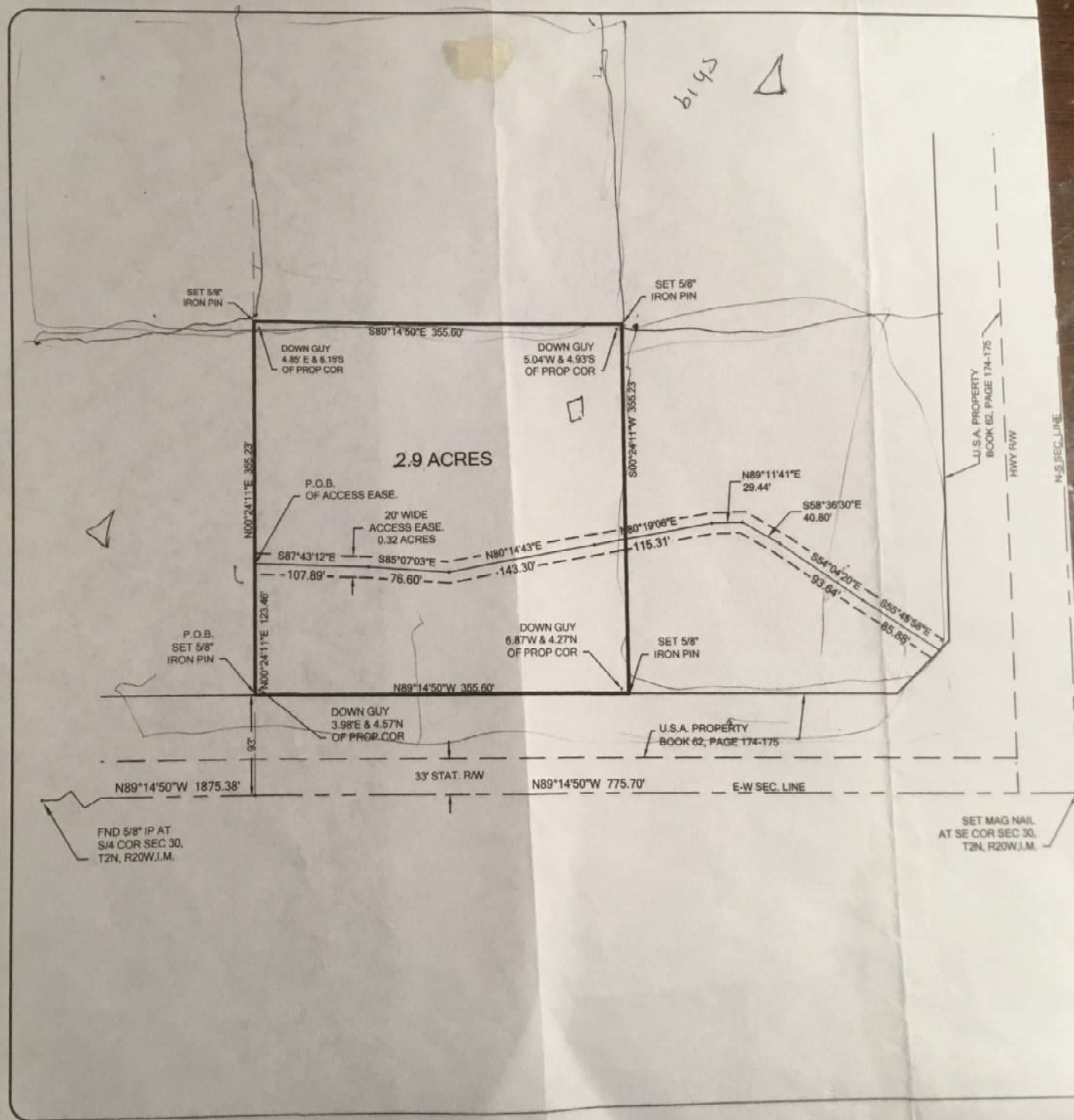
At signing Buyer will pay to Seller, \$27,880 down and the balance may be paid in full at closing, or Buyer may pay the \$100,000 balance due over 24 months with no interest with first payment due at closing in the amount of \$4,166.67 with twenty three remaining monthly payments of \$4166.67.

The parties shall cooperate in the prompt preparation and filing of applications with the FCC for consent to the assignment of the FCC license and related authorizations. The Buyer will, at closing change the insurance to Buyer’s insurance company. All Assets are or will be free and clear at closing. Buyer will have electric service transferred the Buyer upon closing.

The Assets to be conveyed are as follows:

1. The License and all FCC authorizations.
2. Windcharger 330 ft guyed tower with anchors and chain link fence around the tower base.
3. One 12 X 8 ft transmitter building, with window A\C.

4. The land which the tower is on, per surveyor drawing (see attached).
5. One Elenos ETG3500 3.5 KW FM transmitter
6. Orban Optimod 8100 FM Processor.
7. One 19- inch equipment rack



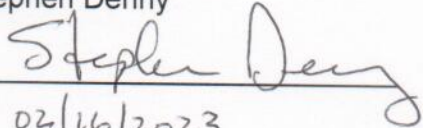
Asset Purchase Agreement KTUT

Signature Page

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

Seller
For North Texas Radio Group, L.P.
Richard Witkovski


Buyer
For Brazos TV, Inc.
Stephen Denny


02/16/2023

Signature Page

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Richard Witkovski



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