

Electronic Center, Inc.

812 South Boardman Ave.

Gallup, NM 87301

505-863-5384

RADIO SITE LEASE AGREEMENT

THIS LEASE AGREEMENT entered into as of March 1st 2019 by and between the ELECTRONIC CENTER, INC. (hereinafter called "Lessor:") and Knifewing Productions (hereinafter called "Lessee") WHEREAS, The Lessor operates a radio transmitter and antenna site located at the corner of Grandview Dr. and Phillipina Ave. Gallup, McKinley County, New Mexico and the Lessee desires to install certain radio equipment in and on the facilities owned by the Lessor:

NOW THEREFORE, in consideration of the premises and the covenants herein contained Lessor and Lessee agree as follows:

1.

Lessor does hereby lease and let unto Lessee sufficient space in and on the premises and facilities described above for the purpose of installation of equipment for radio transmissions, (send and receive) the erection of appropriate antenna upon the antenna structure and installation of a Satellite dish, pole mounted on the ground near the building.

2.

Lessee agrees to pay Lessor a rental for the use and occupancy of said property in the sum of \$250.00 per month, payable in advance monthly or yearly, at the Lessee's option, during the term of this lease.

3.

This lease shall be and remain in effect and in full force for the term of one year from and after assignment of licenses, and thereafter from year to year unless and until terminated by written notice delivered by either party to the other not less than thirty (30) days prior to the date of termination specified.

4.

Lessor and Lessee each warrant to each other that each has obtained proper licenses from the Federal Communications Commission for the operation of the facilities to be owned and operated by each party.

5.

Lessor and Lessee agree to comply with all rules and regulations of the Federal Communications Commission pertaining to the installation and operation of equipment and facilities covered by this agreement.

6.

Lessor agrees to permit unlimited access of Lessee's duly authorized personnel to the leased premises for the purpose of making any necessary installation and repairs of equipment, and to prohibit access to such facilities by any unauthorized personnel.

7.

Lessor reserves the right to install other radio equipment in the above described building and on antenna structures, but agrees that any such installation shall be made so as to not interfere with the Lessee's operation. Mutual interference problems arising from Lessor's and all other Lessee's equipment shall be resolved on a mutually cooperative arrangement.

8.

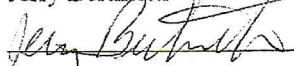
Lessor agrees to provide Public Liability and Property Damage insurance on the building, antenna structure and site. The Lessee agrees to provide insurance coverage on his specific equipment at the facility.

IN WITNESS WHEREOF, this agreement is executed as of the day and year first written above in this agreement.

ELECTRONIC CENTER, INC.
812 Boardman Ave.
Gallup NM 87301

by:

Jerry Bertinetti



Lessor

Witness:

Knifewing Productions

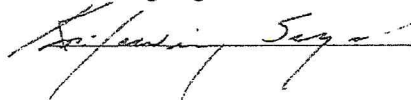
P. O. Box 3027

Gallup NM 87305

Phone 505-409-9559

by:

Knifewing Segura



Lessee

