

ENGAGEMENT AGREEMENT

This ENGAGEMENT AGREEMENT (the "Engagement Agreement") is entered into as of December 19, 2011 by and among CBS Radio Stations Inc., a Delaware corporation ("Radio"), CBS LITV LLC, a Delaware limited liability company ("CBS LLC"), and TVPEAT, Inc., a Massachusetts corporation ("TVPEAT").

W I T N E S S E T H:

WHEREAS, Radio is the sole member of CBS LLC;

WHEREAS, CBS LLC and WLNY Holdings, Inc. are parties to an Asset Purchase Agreement dated December 6, 2011 (the "APA") pursuant to which CBS LLC will purchase certain of the assets used in connection with the operation of television station WLNY-TV, Riverhead, New York, Facility ID No. 73206 (the "Station");

WHEREAS, Radio and CBS LLC intend to structure the acquisition of the Station as a component of an exchange of property of like-kind and qualifying use (the "Exchange") within the meaning of and in compliance with Section 1031 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, in order to effectuate the Exchange, TVPX 1031 Exchange Co., the sole shareholder of TVPEAT, has agreed to provide exchange accommodation titleholder services, under Revenue Procedure 2000-37, to Radio pursuant to a proposal dated November 29, 2011 (the "Proposal").

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. TVPEAT has caused WLNYEAT, LLC, a limited liability company ("WLNYEAT"), to be formed under Delaware law.

2. Following no less than one business day's notice by CBS LLC to TVPEAT, the parties agree to do the following:

a. The parties shall enter into a Qualified Exchange Accommodation Agreement (the "QEAA"), pursuant to which WLNYEAT will serve as an exchange accommodation titleholder of certain assets of the Station, subject to the terms and conditions of the QEAA. The QEAA shall be in substantially the same form as Exhibit A attached hereto.

b. TVPEAT and CBS LLC shall enter into a Limited Liability Company Agreement ("LLC Agreement") for WLNYEAT. The LLC Agreement shall be in substantially the same form as Exhibit B attached hereto.

c. CBS LLC shall assign the APA to WLNYEAT pursuant to an Assignment of Agreement, which shall be in substantially the same form as Exhibit C attached hereto.

d. CBS LLC and WLNYEAT shall enter into a Management Agreement (the "Management Agreement") for the Station, pursuant to which CBS LLC will manage operation of the Station during the accommodation period provided for in the QEAA. The Management Agreement shall be in substantially the same form as Exhibit D attached hereto.

3. In order to obtain the consent of the Federal Communications Commission ("FCC") to WLNYEAT's acquisition of the Station, the parties shall immediately prepare and consent to the filing of:

a. the assignee's portion of an assignment application seeking FCC consent to assign the FCC license of the Station to WLNYEAT, subject to the terms and conditions of the QEAA and the Assignment of Agreement; and

b. the assignor's and assignee's portions of an assignment application seeking FCC consent to assign or transfer control of the FCC license of the Station from WLNYEAT to CBS LLC, subject to the terms and conditions of the QEAA.

4. TVPEAT hereby covenants to Radio and CBS LLC that WLNYEAT is legally and otherwise qualified to be the licensee of, acquire, and hold the assets of the Station under the Communications Act of 1934, as amended, and the rules, regulations and published orders of the FCC.

5. Radio, CBS LLC, and TVPEAT agree that each will take all actions necessary and will cooperate with each other to effectuate the Exchange.

6. Radio and CBS LLC may terminate this Engagement Agreement at any time prior to the transfer of the Station to WLNYEAT. In the event of termination, Radio will not be relieved of its obligations set forth in the Proposal.

7. This Engagement Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Engagement Agreement to be duly executed on their behalf as of the date and year first set forth above.

CBS RADIO STATIONS INC.

By: 

Name:

Richard M. Jones

Title:

Senior Vice President, General Tax Counsel

CBS LITV LLC

By: 

Name:

Richard M. Jones

Title:

Senior Vice President, General Tax Counsel

TVPEAT, INC.

By: _____

Jeffrey S. Towers
Vice President and
Assistant Secretary

IN WITNESS WHEREOF, the parties hereto have caused this Engagement Agreement to be duly executed on their behalf as of the date and year first set forth above.


CBS RADIO STATIONS INC.

By: _____
Name:
Title:

CBS LITV LLC

By: _____
Name:
Title:

TVPEAT, INC.

By:  _____
Jeffrey S. Towers
Vice President and
Assistant Secretary

QUALIFIED EXCHANGE ACCOMMODATION AGREEMENT

BETWEEN

CBS RADIO STATIONS INC.,

CBS LITV LLC,

WLNYEAT, LLC,

AND

TVPEAT, INC.

_____, 2012

TABLE OF CONTENTS

ARTICLE 1	DEFINITIONS.....	1
ARTICLE 2	PURPOSE OF AGREEMENT; INTENT OF PARTIES	3
2.1	Purpose of Agreement.....	3
2.2	Taxpayer's Intent	3
2.3	Intent of Parties	3
2.4	Express Agency	3
ARTICLE 3	ACQUISITION BY THE EAT OF QUALIFIED INDICIA OF OWNERSHIP IN REPLACEMENT PROPERTY; PROMISSORY NOTE.....	4
3.1	Relinquished Property.....	4
3.2	Replacement Property	4
3.3	Exchange Last; Use of Qualified Intermediary	4
3.4	Promissory Note.....	4
ARTICLE 4	TRANSFER OF REPLACEMENT PROPERTY BY EAT	5
4.1	Transfer of Replacement Property to Taxpayer.....	5
4.2	Put and Call.....	6
4.3	Cooperation.....	7
ARTICLE 5	RIGHTS AND OBLIGATIONS OF EAT AND TAXPAYER WITH RESPECT TO PROPERTY HELD BY EAT.....	7
5.1	Titleholder.....	7
5.2	Limitation on Authority	7
5.3	Major Actions Requiring Consent of FCC Member.....	9
5.4	Covenants of EAT and EAT Owner	9
5.5	Covenants of EAT Owner.....	11
5.6	Operation of Replacement Property.....	12
5.7	Cooperation.....	13
5.8	Access to Replacement Property	13
5.9	Confidentiality	13
5.10	LMA Fee.....	13
ARTICLE 6	FEES OF EAT	14
6.1	Fees and Expenses of EAT	14

6.2	Time for Payment of Fees and Expenses	14
6.3	Third Party Fees	14
ARTICLE 7	INDEMNIFICATION OF EAT, EAT OWNER AND TAXPAYER	14
7.1	Indemnification and Release of EAT and EAT Owner	14
7.2	Indemnification of Taxpayer.....	17
7.3	Survival of Indemnities	17
ARTICLE 8	DISPUTE RESOLUTION	17
8.1	Generally	17
8.2	Negotiation.....	17
8.3	Mediation	17
8.4	Settlement Discussions	18
ARTICLE 9	REPRESENTATIONS AND WARRANTIES OF EAT AND EAT OWNER	18
9.1	By EAT and EAT Owner.....	18
9.2	By EAT Owner	22
9.3	By EAT and EAT Owner.....	22
ARTICLE 10	REPRESENTATIONS AND WARRANTIES OF TAXPAYER	23
10.1	In General.....	23
10.2	Tax Matters	24
ARTICLE 11	MISCELLANEOUS PROVISIONS.....	25
11.1	Notices	25
11.2	Choice of Law; Severability	26
11.3	Relationship of the Parties	26
11.4	Further Assurances.....	26
11.5	Specific Performance; Remedies Cumulative; Waiver.....	27
11.6	No Third Party Beneficiaries	27
11.7	Termination.....	27
11.8	Survival	27
11.9	Attorney's Fees	27
11.10	Counterparts.....	27
11.11	Successors And Assigns	28
11.12	Entire Agreement	28
11.13	Clarifications.....	28

11.14	Amendments	28
11.15	Execution of Papers	28

EXHIBITS AND SCHEDULES

Schedules

Schedule 1:	LMA Fee
Schedule 9.1.9:	Proceedings Against EAT Affiliate

Exhibits

Exhibit A-1:	Purchase Agreement
Exhibit A-2:	Assignment of Agreement
Exhibit B:	Promissory Note
Exhibit C-1:	Pledge Agreement
Exhibit C-2:	Security Agreement
Exhibit C-3:	Mortgage Deeds
Exhibit D:	Resale Contract
Exhibit E:	Management Agreement

QUALIFIED EXCHANGE ACCOMMODATION AGREEMENT

This QUALIFIED EXCHANGE ACCOMMODATION AGREEMENT (this “Accommodation Agreement”) is dated as of _____, 2012, by and among CBS RADIO STATIONS INC., a Delaware corporation (“CRSI”), CBS LITV LLC, a Delaware limited liability company (“CBS LLC” (together with CRSI, the “Taxpayer”), WLNYEAT, LLC, a Delaware limited liability company (the “EAT”), and TVPEAT, INC., a Massachusetts corporation (the “EAT Owner”).

R E C I T A L S:

WHEREAS, on September 15, 2000, the U.S. Department of the Treasury and the Internal Revenue Service issued Revenue Procedure 2000-37, 2002-2 C.B. 308 (Sept. 13, 2000) (the “Revenue Procedure”), which provides a “safe harbor” for certain like-kind exchanges under Section 1031 of the Internal Revenue Code of 1986, as amended (the “Code”);

WHEREAS, the Taxpayer desires to effect an exchange of certain tangible and intangible property now owned by Taxpayer (the “Relinquished Property”) for certain tangible and intangible property that it does not now own (the “Replacement Property”) in an exchange qualifying, to the extent possible, under section 1031 of the Code, pursuant to a transaction that comports with and qualifies within the “safe harbor” of the Revenue Procedure (the “Exchange”);

WHEREAS, CRSI is the single member of CBS LLC, which is therefore disregarded as an entity separate from CRSI for federal and state income tax purposes pursuant to Treasury Regulations Section 301.7701-3(b)(1)(ii) and any comparable state tax rule or regulation; and

WHEREAS, the EAT wishes to assist the Taxpayer in this regard by serving as an “Exchange Accommodation Titleholder” (as that term is used and defined in the Revenue Procedure) pursuant to this Accommodation Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, the Taxpayer, the EAT, and the EAT Owner agree as follows:

A G R E E M E N T S:

ARTICLE 1 DEFINITIONS

1.1 In addition to the terms defined in the preamble and recitals above, and certain defined terms used solely within a single section herein, each of the following terms shall have in this Accommodation Agreement the meaning given below for such term. Any capitalized item not defined herein shall have the meaning ascribed to such term in the document that defines such term

1.1.1 “Accommodation Agreement” shall have the meaning ascribed thereto in the Preamble.

1.1.2 “Accommodation Period” shall mean the period beginning on the day the Qualified Indicia of Ownership of the Replacement Property are transferred to the EAT and ending on the day that is one hundred eighty (180) days after such transfer; *provided, however*, that in the event that the Taxpayer is entitled to the relief described in Section 17 of Revenue Procedure 2007-56, I.R.B. 2007-34, or to any other extension of the deadlines under the Revenue Procedure as a result of a major disaster declaration by the President or otherwise, the Accommodation Period shall be automatically extended for the duration of such extension.

1.1.3 “Act” shall mean the U.S. Communications Act of 1934, as amended.

1.1.4 “Assignment Agreement” is the Assignment of Agreement described in Section 3.2.

1.1.5 “Call” shall have the meaning ascribed thereto in Section 4.2.

1.1.6 “Code” shall have the meaning ascribed thereto in the Recitals.

1.1.7 “Communications Laws” shall mean the Act and the rules, regulations and published orders of the FCC.

1.1.8 “Documents” shall include this Accommodation Agreement, the Purchase Agreement, the Assignment Agreement, the Replacement Property Contract, the Relinquished Property Contract, the Promissory Note, the Mortgage Deeds, the Security Agreements, the Pledge Agreements, the Option Exercise Notice, and all other documents provided for or contemplated under this Accommodation Agreement.

1.1.9 “EAT” shall have the meaning ascribed thereto in the Preamble.

1.1.10 “EAT Owner” shall have the meaning ascribed thereto in the Preamble.

1.1.11 “Exchange” shall have the meaning ascribed thereto in the Recitals.

1.1.12 “Exchange Accommodation Titleholder” shall have the meaning ascribed thereto in the Revenue Procedure.

1.1.13 “FCC” shall mean the United States Federal Communications Commission and any successor agency.

1.1.14 “Organizational Documents” shall mean, with respect to any entity, any charter, bylaw, operating agreement or other constituent document by which such entity is governed.

1.1.15 “Promissory Note” shall have the meaning ascribed thereto in Section 3.4.

1.1.16 “Purchase Agreement” shall have the meaning described hereto in Section 3.2

1.1.17 “Put” shall have the meaning ascribed thereto in Section 4.2.

1.1.18 “Qualified Indicia of Ownership” shall mean, with respect to property, legal title to the property, other indicia of ownership of the property under applicable principles of commercial law (*e.g.*, a contract for deed), or interests in an entity that is disregarded as an entity separate

from its owner for federal income tax purposes (*e.g.*, a single member limited liability company) and that holds either legal title to the property or such other indicia of ownership.

1.1.19 “Relinquished Property” shall have the meaning ascribed thereto in the Recitals.

3.13. 1.1.20 “Relinquished Property Contract” shall have the meaning ascribed thereto in Section

1.1.21 “Replacement Property” shall have the meaning ascribed thereto in the Recitals and is more particularly described in the Purchase Agreement.

1.1.22 “Resale Contract” shall have the meaning ascribed thereto in Section 4.2.

1.1.23 “Revenue Procedure” shall have the meaning ascribed thereto in the Recitals.

1.1.24 “Taxpayer” shall have the meaning ascribed thereto in the Preamble.

1.1.25 “Option Exercise Notice” shall have the meaning ascribed thereto in Section 4.1.

1.1.26 “TVPX” shall mean Time Value Property Exchange, Inc.

ARTICLE 2 PURPOSE OF AGREEMENT; INTENT OF PARTIES

2.1 Purpose of Agreement. This Accommodation Agreement is designed and intended to establish a “Qualified Exchange Accommodation Arrangement” and to be a “Qualified Exchange Accommodation Agreement” (as those terms are used and defined in the Revenue Procedure), such that all of the parts of the transaction contemplated herein shall in all regards be within the “safe harbor” of the Revenue Procedure.

2.2 Taxpayer’s Intent. The Taxpayer hereby represents and warrants that currently and at the time that the Qualified Indicia of Ownership of the Replacement Property are transferred to the EAT pursuant to this Accommodation Agreement, it is and will be the Taxpayer’s genuine and bona fide intent that such property held by the EAT represents “replacement property” (as that term is used and defined in the Revenue Procedure) in an exchange that is intended to qualify for nonrecognition of gain (in whole or in part) or loss under Section 1031 of the Code.

2.3 Intent of Parties. All property held by the EAT pursuant to this Accommodation Agreement is being held for the benefit of the Taxpayer in order to facilitate a like-kind exchange under Section 1031 of the Code and the Revenue Procedure.

2.4 Express Agency. The EAT is acting solely as the Taxpayer’s agent with respect to the Replacement Property for all purposes of the Act and the Communications Laws and for all other purposes other than for federal and state income tax purposes.

ARTICLE 3
ACQUISITION BY THE EAT OF QUALIFIED INDICIA OF OWNERSHIP IN
REPLACEMENT PROPERTY; PROMISSORY NOTE

3.1 Relinquished Property. Taxpayer shall identify certain properties of which it is the owner for federal income tax purposes as the “Relinquished Property” in the Exchange for the purposes of Section 1031 of the Code in accordance with Section 4.02(4) of the Revenue Procedure and consistent with the principles described in Treasury Regulation Section 1.1031(k)-1(c).

3.2 Replacement Property. CBS LLC has the right to acquire certain tangible and intangible assets pursuant to an Asset Purchase Agreement by and between WLNY Holdings, Inc., a Delaware corporation, Michael Pascucci, in his personal capacity, CBS LLC and CBS Broadcasting Inc., a New York Corporation dated as of December 6, 2011 and attached hereto as Exhibit A-1 (such contract, as it may be amended, the “Purchase Agreement”). CBS LLC shall assign to the EAT its rights to acquire the tangible and intangible assets under the Purchase Agreement pursuant to an Assignment of Agreement substantially in the form attached hereto as Exhibit A-2 (the Purchase Agreement, to the extent assigned pursuant to such Assignment of Agreement, the “Replacement Property Contract.”). The Taxpayer hereby designates the Replacement Property transferred to the EAT pursuant to the Replacement Property Contract as the Replacement Property for purposes of Section 1031 of the Code, and the EAT hereby acknowledges such designation. The acquisition of the Replacement Property pursuant to the Replacement Property Contract will occur at one or more closings as specified in the Replacement Property Contract.

3.3 Exchange Last; Use of Qualified Intermediary. TVPX shall serve as a “qualified intermediary” within the meaning of Treasury Regulation Section 1.1031(k)-1(g)(4) to facilitate the Exchange of the Relinquished Property for the Replacement Property. TVPX and the Taxpayer shall enter into one or more Exchange Contract(s) prior to the closing of the sale of any Relinquished Property. Each contract to sell one or more of the Relinquished Properties shall be referred to herein as a “Relinquished Property Contract”. Each Relinquished Property Contract shall be assigned to TVPX pursuant to such Exchange Contract(s). All net proceeds from the sale of the Relinquished Property shall be deposited with and held by Wells Fargo Bank, N.A. in an exchange account and shall be disbursed in accordance with the terms of the Exchange Contract(s) in connection with the acquisition of the Replacement Property. Taxpayer shall have the right to request that such proceeds are held in a qualified trust with Wells Fargo Bank, N.A. as trustee.

3.4 Promissory Note. As permitted by Section 4.03(3) of the Revenue Procedure, CBS LLC shall lend funds to the EAT to enable the EAT to purchase the Replacement Property. Such loan shall be evidenced by a Promissory Note substantially in the form attached hereto as Exhibit B (the “Promissory Note”) and shall be secured by the Replacement Property and by the EAT Owner’s membership interests in the EAT, as evidenced by one or more Mortgage Deeds, Security Agreements or Pledge Agreements substantially in the form attached hereto as Exhibit C.

3.4.1 Notwithstanding anything to the contrary contained in this Accommodation Agreement or any other Document between the EAT Owner and CRSI or CBS LLC or any provision of applicable law to the contrary, the EAT Owner's liability under the Promissory Note is limited to all of its right, title, and interest in the EAT; *provided, however*, that the EAT Owner shall remain fully responsible and liable to CBS LLC for its theft, misappropriation, conversion or misapplication of any funds advanced from CBS LLC to the EAT under the Promissory Note.

3.4.2 Notwithstanding anything to the contrary contained in this Accommodation Agreement or any other Document between the EAT, the EAT Owner, CRSI or CBS LLC or any provision of applicable law to the contrary, no direct or indirect member, shareholder, partner, principal, affiliate, employee, officer, director, agent or representative of the EAT Owner (each, a "Related Party") shall ever have any personal liability for (i) the payment of any sum of money which is or may be payable under the Promissory Note, including, but not limited to, the repayment of the principal sum thereof, or (ii) the performance or discharge of any covenants, obligations or undertakings of the EAT or the EAT Owner to pay money under the Promissory Note, and no monetary or deficiency judgment shall be sought or enforced against any Related Party with respect thereto; *provided, however*, that each Related Party shall remain fully responsible and liable to CBS LLC for his, her or its theft, misappropriation, conversion or misapplication of any funds advanced from CBS LLC to the EAT under the Promissory Note.

ARTICLE 4 TRANSFER OF REPLACEMENT PROPERTY BY EAT

4.1 Transfer of Replacement Property to CBS LLC.

4.1.1 Upon the terms, subject to the conditions, and in reliance on the representations, warranties and covenants set forth herein, the EAT and EAT Owner hereby irrevocably grant to CBS LLC or its nominee an option (the "Option"), exercisable by written notice (the "Option Exercise Notice") furnished by CBS LLC or its nominee to the EAT at any time, to purchase either (i) the Replacement Property (including, without limitation, all the right, title and interest of the EAT in and to the Replacement Property, together with all rights, powers and privileges appurtenant thereto), in one or more purchases or (ii) all of the economic and equity ownership interests in the EAT, in either case upon the terms and conditions contained in this paragraph. "Purchase Price" shall mean an amount equal to the purchase price paid by the EAT for the Replacement Property. The Purchase Price shall be payable in cash to the extent of the aggregate net proceeds of the sale of the Relinquished Property held by the qualified intermediary in accordance with the Exchange Contract referred to in Section 3.3 and by the assumption or set off of the then remaining balance owed under the Promissory Note.

4.1.2 The closing of the purchase by CBS LLC or its nominee upon exercise of the Option (the "Option Closing") shall occur on such date following the delivery of the Option Exercise Notice as may be specified by CBS LLC or its nominee in the Option Exercise Notice. Without limitation by specific enumeration of the foregoing, in connection with the Option Closing, the EAT shall execute or cause the execution of and/or deliver (or cause the delivery of) all other documents reasonably requested by CBS LLC or its nominee and reasonably necessary to consummate the transactions contemplated by the Option Exercise Notice, which documents shall be specifically identified by CBS LLC within a reasonable time prior to the Option Closing.

4.1.3 At the Option Closing, the EAT shall apply all of the Purchase Price in whole or partial satisfaction of the Promissory Note. As permitted by the Revenue Procedure, any variation in the net proceeds of the Relinquished Property and the principal amount of the Promissory Note shall be taken into account promptly upon the EAT's disposition of such Replacement Property as follows: (i) if the aggregate net proceeds of the sale of the Relinquished Property pursuant to all of the Relinquished Property Contracts are not sufficient to permit the EAT to fully pay off the Promissory Note, CBS LLC shall assume the remaining balance of such Promissory Note and the EAT shall have no further obligation to pay the balance of such Promissory Note, and (ii) if the aggregate net proceeds from the sale of the Relinquished Property pursuant to all of the Relinquished Property Contracts exceed the balance of the Promissory Note, such excess shall be applied by the qualified intermediary or its successors in accordance with the Exchange Contract referred to in Section 3.3. Immediately upon payment by TVPX to EAT or EAT Owner of any proceeds from the sale of the Relinquished Property, the receiving party shall distribute such amount to CBS LLC to pay down the Promissory Note.

4.1.4 Pursuant to the Option Exercise Notice, CBS LLC or its nominee may elect to receive either direct ownership of the Replacement Property or all right, title and interest of the EAT Owner in the EAT. In the event the Option Exercise Notice provides that CBS LLC or its nominee will receive direct ownership of the Replacement Property, at the election of CBS LLC, the EAT Owner either (i) shall transfer all right, title and interest of EAT Owner in the EAT to CBS LLC, or any affiliate of the Taxpayer designated by CBS LLC, for no additional consideration, or (ii) shall dissolve and liquidate the EAT in accordance with its Organizational Documents and Delaware law. In the event the Option Exercise Notice provides that CBS LLC or its nominee will receive all right, title and interest of the EAT Owner in the EAT, the EAT Owner shall assign all of its right, title and interest in the EAT to CBS LLC, or any affiliate of the Taxpayer designated by CBS LLC in accordance with such Option Exercise Notice.

4.2 Put and Call. If, for any reason whatsoever, the EAT is holding the Qualified Indicia of Ownership of any of the Replacement Property at the end of the Accommodation Period, the EAT Owner at such time shall have the immediate right to require CBS LLC to buy such property or all right, title and interest of the EAT Owner in the EAT (the "Put") pursuant to a contract substantially in the form of Exhibit D (the "Resale Contract"), and CBS LLC shall at such time have the immediate right to require the EAT Owner to sell all of the Replacement Property held by the EAT to CBS LLC (the "Call") pursuant to the Resale Contract. Either party may exercise its respective Put or Call by giving at least three (3) days advance written notice to the other party. The parties agree to cooperate in obtaining FCC and other third party consents as may be necessary to close the Resale Contract as soon as possible, but in no event later than five (5) days after the expiration of the Accommodation Period subject to 4.2.2.

4.2.1 As more fully described in the Resale Contract, the EAT shall assign and convey title to Replacement Property that is the subject of a Put or Call "as is", and without any warranty from the EAT or the EAT Owner. CBS LLC shall assume all obligations under the Promissory Note that are secured by such Replacement Property, and the EAT and the EAT Owner shall have no further obligation for the repayment of such Promissory Note.

4.2.2 The closing of the Resale Contract shall be subject to the parties' obtaining the consent of the FCC, to the extent set forth in the Resale Contract.

4.2.3 If CBS LLC acquires direct ownership of the Replacement Property pursuant to the Resale Contract, then at the election of CBS LLC by notice to the EAT Owner, the EAT Owner either (a) shall transfer all right, title and interest of the EAT Owner in the EAT to CBS LLC, or any affiliate of the Taxpayer designated by CBS LLC, for no additional consideration, or (b) shall dissolve and liquidate the EAT in accordance with its Organizational Documents and Delaware law.

4.2.4 Pursuant to the Revenue Procedure, both the Put and Call shall be effective for a period not in excess of one hundred eighty-five (185) days from the date on which the Qualified Indicia of Ownership are acquired by the EAT. In accordance with the Revenue Procedure, the purpose and intended result of this provision is to ensure that if, for any reason whatsoever, the EAT is holding any of the Replacement Property after the expiration of the Accommodation Period, each of Taxpayer and EAT Owner shall have a legally enforceable right to compel the other to transfer such Replacement Property from the EAT to CBS LLC.

4.3 Cooperation. On any transfer of the Replacement Property pursuant to this Article 4, the EAT and the EAT Owner shall cooperate fully with respect to obtaining FCC and other third party consents and with respect to perfecting title to the transferred Replacement Property both before and after any such transfer.

ARTICLE 5 RIGHTS AND OBLIGATIONS OF EAT AND CBS LLC WITH RESPECT TO PROPERTY HELD BY EAT

5.1 Titleholder.

5.1.1 The EAT's only obligations with respect to the Replacement Property are (i) to acquire and hold the Qualified Indicia of Ownership for not more than the specified period as described in this Accommodation Agreement, (ii) to report the federal income tax attributes of such property as described in this Accommodation Agreement and as required by the Revenue Procedure, (iii) to inform CBS LLC on a timely basis of any notices or information that the EAT may receive from any party (*e.g.*, a tenant, the FCC, or other governmental agency) with respect to the Replacement Property, and (iv) to effect the transfer of the Replacement Property as provided in this Accommodation Agreement.

5.1.2 As titleholder to the Replacement Property, pursuant to the prior written direction of CBS LLC, the EAT shall execute contracts, licenses, and agreements with respect to the Replacement Property, and shall execute such renewals, amendments, extensions, and modifications to contracts, licenses, and agreements as are included as part of the Replacement Property.

5.2 Limitation on Authority. The authority of the EAT hereunder is limited to the duties set forth in Section 5.1. Notwithstanding any other provision of this Accommodation Agreement, without CBS LLC's prior written consent:

5.2.1 The EAT shall not, and the EAT Owner shall not permit the EAT to, sell, lease, assign, transfer or otherwise dispose of any of the Replacement Property, other than pursuant to Article 4;

5.2.2 The EAT Owner shall not sell, assign, transfer or otherwise dispose of any interests in the EAT;

5.2.3 The EAT shall not, and the EAT Owner shall not permit the EAT to, acquire any assets, including pursuant to any merger or business combination;

5.2.4 The EAT shall not, and the EAT Owner shall not permit the EAT to, create any subsidiary;

5.2.5 The EAT shall not, and the EAT Owner shall not permit the EAT to, liquidate or terminate its existence other than in accordance with Section 4.1.4 or Section 4.2.2.3;

5.2.6 The EAT shall not, and the EAT Owner shall not permit the EAT to, change its name, identity, jurisdiction of formation or structure (including through a merger) or the location of its chief executive office or any other change which, in the case of any of the foregoing, could render any UCC financing statement filed in connection with this Accommodation Agreement or any other Document to become “seriously misleading” under the UCC or change its jurisdiction of organization;

5.2.7 The EAT shall not, and the EAT Owner shall not permit the EAT to, amend its Organizational Documents;

5.2.8 Neither the EAT nor the EAT Owner shall issue or sell any membership interests in the EAT, or any option, warrants, or other rights to acquire membership interests in the EAT (including instruments convertible into membership interests) other than pursuant to Article 4;

5.2.9 The EAT shall not cause or permit any of the Replacement Property to be subject to any lien or encumbrance, other than pursuant to the Documents;

5.2.10 The EAT Owner shall not cause or permit any of its interest in the EAT to be subject to any lien or encumbrance, other than pursuant to the Documents;

5.2.11 The EAT shall not, and the EAT Owner shall not permit the EAT to, incur, create, assume, or guarantee or permit to exist any indebtedness, whether current or funded, or any other liability other than indebtedness permitted by this Accommodation Agreement or the other Documents;

5.2.12 The EAT shall not, and the EAT Owner shall not permit the EAT to, (a) pay dividends or distributions, (b) prepay, purchase, or redeem any indebtedness, (c) lend or advance any funds, or (d) repay any loans or advances to, for or from any of its affiliates;

5.2.13 The EAT shall not, and the EAT Owner shall not permit the EAT to, make any loan or advance or otherwise extend credit to any party or make any investment in or capital contribution to any other party;

5.2.14 Neither the EAT nor the EAT Owner shall enter into any joint sales, joint services, time brokerage, local marketing or similar agreement or arrangement with respect to the Replacement Property; and

5.2.15 The EAT shall not engage in any business or enterprise other than in connection with the activities contemplated by this Accommodation Agreement.

5.3 Major Actions Requiring Consent of FCC Manager. Without the consent of its FCC Manager, CBS LLC, the EAT shall not (a) apply for or consent to the appointment of a receiver, trustee or liquidator of itself or of all or a substantial part of the assets of the EAT; (b) make a general assignment for the benefit of creditors of the EAT; (c) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors of the EAT or to take advantage of any insolvency law or an answer admitting the material allegations of a petition filed against it in any bankruptcy, reorganization or insolvency proceeding; or (d) take any action for the purpose of effecting any of the foregoing.

5.4 Covenants of EAT and EAT Owner. The EAT shall endeavor to operate in such a manner that the separate existence of the EAT, on the one hand, and the EAT Owner or any affiliate thereof, on the other, will not be disregarded in the event of the bankruptcy or insolvency of the EAT, the EAT Owner or any affiliate thereof and, without limiting the generality of the foregoing:

- (a) The EAT shall not engage in any activity other than those activities expressly permitted under this Accommodation Agreement,
- (b) The EAT shall not enter into any agreement other than this Accommodation Agreement and the other Documents to which it is a party,
- (c) The EAT shall maintain its own deposit account or accounts, or subaccount or accounts, separate from those of the EAT Owner and any of its affiliates, with commercial banking institutions,
- (d) The funds of the EAT shall not be diverted to any other person or for other than the use of the EAT, and the funds of the EAT shall not be commingled with those of the EAT Owner or any of its affiliates,
- (e) To the extent that the EAT or the EAT Owner contracts or does business with vendors or service providers where the goods and services provided are partially for the benefit of the EAT and partially for the benefit of any other person, the costs incurred in so doing shall be fairly allocated to or among the EAT and such entities for whose benefit the goods and services are provided, and each of the EAT and each such entity shall bear its fair share of such costs,
- (f) All transactions between the EAT and any of its members or affiliates shall be only on an arm's-length basis,
- (g) The EAT shall conduct its affairs in accordance with its Organizational Documents and shall observe all necessary, appropriate and customary organizational formalities, including maintaining accurate and separate books, records and accounts,
- (h) All decisions with respect to the EAT's business and daily operations shall be independently made by the EAT and shall not be dictated by the EAT Owner (except in its capacity as Manager of the EAT) or any affiliate,

- (i) The EAT shall act solely in its own name and through its own authorized officers and agents, and no affiliate of the EAT shall be appointed to act as its agent, except as expressly contemplated by this Accommodation Agreement,
- (j) (i) No affiliate of the EAT will advance funds to the EAT; (ii) no affiliate of the EAT will guarantee debts of the EAT; and (iii) no affiliate of the EAT will otherwise supply funds to the EAT,
- (k) Other than organizational expenses and as expressly provided in this Accommodation Agreement, the EAT shall pay all expenses, indebtedness and other obligations incurred by it,
- (l) The EAT shall not guarantee, and shall not otherwise be liable, with respect to any obligation of any of its affiliates,
- (m) Any financial reports required of the EAT shall comply with generally accepted accounting principles and shall be issued separately from any reports prepared for any of its affiliates,
- (n) At all times the EAT shall be adequately capitalized to engage in the transactions contemplated in its Organizational Documents and this Accommodation Agreement,
- (o) The financial statements and books and records of the EAT and the EAT Owner shall reflect the separate limited liability company existence of the EAT,
- (p) The EAT shall not act as agent for the EAT Owner or any affiliate thereof, but instead shall present itself to the public as an entity separate from each such entity and independently engaged in business,
- (q) The EAT shall maintain correct and complete books and records of account and minutes of the meetings and other proceedings of its managers, and
- (r) The EAT and the EAT Owner shall report the acquisition, holding and disposition of all property involved under this Accommodation Agreement as provided in, or as otherwise consistent with, the Revenue Procedure. The EAT shall be treated as the beneficial owner of all Replacement Property that it holds pursuant to this Accommodation Agreement for all federal income tax purposes. The EAT and the EAT Owner shall report on their federal income tax returns all of the federal income tax attributes of all Replacement Property and the acquisition, holding, and disposition thereof in a manner consistent with (a) the status of the EAT as the beneficial owner thereof, (b) the requirements of the Revenue Procedure, and (c) this Accommodation Agreement. Such income tax returns shall reflect the fees paid to the EAT pursuant to Section 5.10, the fee paid to the EAT Owner pursuant to Article 6, and deductions for interest paid by the EAT pursuant to the Promissory Note. In no event shall the Taxpayer require the EAT or the EAT Owner to report any net profit or gain in connection with the acquisition, ownership and disposition of the Replacement Property in excess of the separate fee paid by the Taxpayer to the EAT Owner for its services under Article 6 hereof unless the EAT Owner has agreed in writing that its fee for services rendered under this Agreement contemplates such net profit or gain. At least thirty (30) days prior to the filing of any federal income tax return of the EAT, the EAT Owner, or the parent corporation of a consolidated group of which the EAT or the

EAT Owner is a member for any taxable year that include a portion of the Accommodation Period, the EAT Owner shall provide to the Taxpayer drafts of the portions of such tax return that contain the information pertaining to the transactions contemplated by this Accommodation Agreement, and within thirty (30) days after the filing of such tax return, the EAT Owner shall provide to the Taxpayer a copy of the portions of such final tax return containing the information pertaining to the transactions contemplated by this Accommodation Agreement. The EAT Owner shall notify the Taxpayer in writing within fifteen (15) days of receipt by the EAT Owner or any affiliate of any notice of any pending or threatened tax audits, examinations, or assessments by any taxing authority with respect to the Replacement Property or the transactions contemplated by this Accommodation Agreement.

5.5 Covenants of EAT Owner. The EAT Owner shall take all actions necessary so that:

5.5.1 the amount of the “present fair saleable value” of the assets of the EAT Owner shall at all times during the term of this Accommodation Agreement, exceed the amount of all “liabilities of the EAT Owner, contingent or otherwise” after giving effect to the expected value of rights of indemnity, contribution and subrogation, as of such date, as such quoted terms are determined in accordance with applicable federal and state laws governing determinations of the insolvency of debtors;

5.5.2 the present fair saleable value of the assets of the EAT Owner shall, at all times, be greater than the amount that will be required to pay the liability of the EAT Owner on its debts as such debts become absolute and matured after giving effect to the expected value of rights of indemnity, contribution and subrogation;

5.5.3 the EAT Owner shall not have, at any time, an unreasonably small amount of capital with which to conduct its business; and

5.5.4 the EAT Owner will be able to pay its debts as they mature after giving effect to the expected value of rights of indemnity, contribution and subrogation. For purposes hereof, (a) “debt” means liability on a “claim”, and (b) “claim” means any (i) right to payment, whether or not such a right is reduced to judgment, liquidated, unliquidated, fixed, contingent, matured, unmatured, disputed, undisputed, legal, equitable, secured or unsecured or (ii) right to an equitable remedy for breach of performance if such breach gives rise to a right to payment, whether or not such right to an equitable remedy is reduced to judgment, fixed, contingent, matured or unmatured, disputed, undisputed, secured or unsecured.

5.6 Operation of Replacement Property. Because the EAT has no obligation or right to take any actions other than those specifically set forth in this Accommodation Agreement, and has no obligation to make any payments from its own funds with respect to the Replacement Property, CBS LLC shall be solely responsible for any and all activities, actions and decisions relating to the operation, preservation and enhancement of the Replacement Property pursuant to the Management Agreement attached hereto as Exhibit E (the “Management Agreement”). In addition, and without limiting the foregoing, CBS LLC shall be solely responsible for:

- 5.6.1 Ensuring compliance with all applicable provisions of the Act, the rules, regulations, and policies of the FCC and all other laws applicable to the Replacement Property;
- 5.6.2 Ensuring compliance with all contracts applicable to the Replacement Property, including affiliation agreements, programming contracts, and leases;
- 5.6.3 Hiring, firing, promoting, disciplining, and exercising day-to-day control over the employees who operate and manage the Replacement Property in accordance with the rules, regulations, and policies of the FCC;
- 5.6.4 Establishing and administering operating budgets for the Replacement Property;
- 5.6.5 Causing the payment of financial obligations involving the operation of the Replacement Property, including utility payments, payments of rent, legal fees and expenses, programming expenses, travel expenses, insurance costs, taxes, and such other operating, capital, and other expenses that arise from time to time and concern the business or operations of the Replacement Property;
- 5.6.6 Maintaining appropriate insurance coverage with respect to the Replacement Property;
- 5.6.7 Undertaking the repair and maintenance of the Replacement Property;
- 5.6.8 Selling advertising time on the station comprising the Replacement Property and collecting all revenues therefrom;
- 5.6.9 Selling, transferring or otherwise disposing of the Replacement Property; and
- 5.6.10 All other activities, actions and decisions relating to the operation and management of the Replacement Property.

5.7 Cooperation. The EAT and the EAT Owner (a) shall cooperate with the Taxpayer, at the Taxpayer's expense, in taking such actions as the Taxpayer may reasonably request in writing to assist the Taxpayer in complying with the Act, rules, regulations and policies of the FCC, and all other applicable laws, and (b) the EAT and the EAT Owner shall follow all written instructions from the Taxpayer with respect to the Replacement Property, including acting as a conduit for payments, and other matters relating to the Replacement Property.

5.8 Access to and Management of Replacement Property. The Taxpayer and its officers, employees, and agents shall have unfettered access to the facilities comprising the Replacement Property, without cost or expense. During the term of this Accommodation Agreement, neither the EAT nor the EAT Owner shall, directly or indirectly, control, supervise, direct, or attempt to control, supervise, or direct the operations of the Replacement Property; such operations, including complete control and supervision of all of the assets, programs, employees, and policies relating to the Replacement Property, shall be the sole responsibility of the Taxpayer under the Management Agreement.

5.9 Confidentiality. Both during the term of this Accommodation Agreement and thereafter, the EAT and the EAT Owner shall not disclose to any third party or use in any way any confidential information, business secrets, or business opportunity of the Taxpayer or the Replacement Property, including advertiser lists, rate cards, programming information, programming plans, marketing, advertising and promotional ideas and strategies, marketing surveys and analysis, ratings reports, budgets, research or financial, purchasing, planning, employment or personnel data and information. The foregoing notwithstanding, neither the EAT nor the EAT Owner shall be prohibited from disclosing any such information, secrets or opportunity if required by applicable law or regulation or the order of any court; *provided, however*, that the EAT or the EAT Owner, as applicable, shall notify the Taxpayer prior to any such disclosure so that the Taxpayer may, at its election, seek to contest such disclosure or attempt to obtain a protective order.

5.10 LMA Fee. In consideration for the EAT's agreement that CBS LLC shall operate the Replacement Property under the Management Agreement for the period that it is held by the EAT, CBS LLC shall pay a monthly fee to the EAT, commencing on the thirtieth (30th) day after the day on which the Qualified Indicia of Ownership of the Replacement Property are transferred to the EAT and continuing on each thirtieth (30th) day thereafter during the term of this Accommodation Agreement (the "LMA Fee"). The initial amount of the LMA Fee shall be determined as of the day on which the Qualified Indicia of Ownership of the Replacement Property are transferred to the EAT and shall be attached as Schedule 1 hereto. The LMA Fee for a partial month shall be made on a pro rata basis, based on a 360-day year consisting of twelve 30-day months. The parties agree that CBS LLC's obligation to pay the LMA Fee shall be set off against any interest the EAT owes to CBS LLC pursuant to the Promissory Note on the date such LMA Fee is due.

ARTICLE 6 FEES OF EAT

6.1 Fees and Expenses of EAT. CRSI or CBS LLC agrees to timely pay, or cause to be timely paid on its behalf, the fees owed to the EAT Owner for the services rendered by it and the EAT in connection with this Accommodation Agreement, which fees are described as the "EAT fee" in the proposal letter dated November 29, 2011 (the "Proposal Letter"), plus miscellaneous transaction fees and expenses incurred by the EAT and the EAT Owner, all of which amounts are payable whether or not the Exchange contemplated by this Accommodation Agreement is completed; *provided, however*, that such fees and expenses shall not be payable if the failure of the Exchange to be completed is due to (a) the gross negligence or willful misconduct of the EAT or the EAT Owner in the performance of a obligation of the EAT or the EAT Owner under this Accommodation Agreement or (b) the failure of any representation of the EAT or the EAT Owner in this Accommodation Agreement to be true and complete in all material respects. Such charges are subject to increase if the EAT, the EAT Owner or their affiliates are required to perform additional work or incur additional expenses relating to the Exchange above the amounts originally anticipated in the Proposal Letter.

6.2 Time for Payment of Fees and Expenses. CRSI or CBS LLC shall pay the aggregate "EAT fee" then owing to the EAT Owner pursuant to the Proposal Letter upon the closing of the Replacement Property Contract. CRSI or CBS LLC shall pay transaction fees and

expenses incurred by the EAT or the EAT Owner within ten (10) days from the invoice date. In addition, if for any reason other than (a) the gross negligence or willful misconduct of the EAT or the EAT Owner in the performance of a obligation of the EAT or the EAT Owner under this Accommodation Agreement or (b) the failure of any representation of the EAT or the EAT Owner in this Accommodation Agreement to be true and complete in all material respects, the EAT continues to hold title to the Replacement Property after the expiration of the fifth day after the expiration of the Accommodation Period, then for as long as the EAT continues to hold title to the Replacement Property, CBS LLC agrees to pay the EAT a fee of \$1,000.00 (U.S.) per month, prorated for any partial month.

6.3 Third Party Fees. The Taxpayer is responsible for and shall indemnify and hold the EAT and the EAT Owner harmless for all amounts due to or claimed by any third party involved in the disposition of the Relinquished Property or the acquisition of the Replacement Property, including, but not limited to brokers, title companies, closing agents, escrow agents, attorneys, lenders and insurance providers.

ARTICLE 7 INDEMNIFICATION OF EAT, EAT OWNER AND TAXPAYER

7.1 Indemnification and Release of EAT and EAT Owner.

7.1.1 The EAT and the EAT Owner, their parents, subsidiaries and affiliates and their respective officers, managers, directors, employees, shareholders, members and agents (collectively, “Indemnified Parties”) shall have no liability for, and Taxpayer hereby agrees to release, indemnify and hold each of the Indemnified Parties harmless from and against, any and all losses, damages, claims, demands, liabilities, obligations, penalties, costs and expenses, including reasonable professional fees (collectively, “Damages”) of any kind or description which relate to or arise out of this Accommodation Agreement or the other Documents, other than to the extent such Damages are caused by (a) a breach in any material respect by the EAT or the EAT Owner in the performance of an obligation of the EAT or the EAT Owner under this Accommodation Agreement or the other Documents, (b) the failure of any representation or warranty of the EAT or the EAT Owner in this Accommodation Agreement or the other Documents to be true and complete in all material respects or (c) gross negligence, willful misconduct or fraud.

7.1.2 The exoneration and indemnification provided in this Section 7.1 expressly include Damages relating to (a) the title, condition, value, configuration, maintenance, refurbishment, operation, use or history of the Relinquished Property before, during or after the term of this Accommodation Agreement, (b) the title, condition, value, configuration, maintenance, refurbishment, operation, use or history of the Replacement Property before, during or after the term of this Accommodation Agreement, (c) the sale, selection, identification, categorization by exchange group, valuation or terms of sale of the Relinquished Property or the purchase, selection, identification, categorization by exchange group, valuation or terms of acquisition of the Replacement Property, (d) the actual or alleged presence, creation, production, collection, treatment, disposal, discharge, release, storage, transport or transfer of Hazardous Substances on, in, under, around or from the Relinquished Property or the Replacement Property or any improvement on either of those properties, whether arising before, during or after the term of this

Accommodation Agreement, (e) the qualification of any or all of the transactions related to this Accommodation Agreement for safe harbor treatment under the Revenue Procedure, (f) the qualification of the multiple asset exchanges contemplated under this Accommodation Agreement as “like-kind” exchanges in whole or in part under Section 1031 of the Code, (g) the sufficiency, correctness, validity or enforceability of any document or instrument delivered to or by the EAT or the EAT Owner, including any fax document or instrument, (h) the form of execution of any such document or instrument delivered to the EAT or the EAT Owner, (i) the identity, authority, or rights of any person executing or delivering any such document or instrument, (j) the terms and conditions of any document or instrument pursuant to which the parties may act, (k) the validity or effectiveness of any of the transactions contemplated herein, or the treatment for tax purposes of any such transactions, (l) compliance with or monitoring of the requirements of Section 1031 of the Code and the Revenue Procedure, including any time periods or notice or performance requirements, (m) the treatment for tax purposes (including Section 1031 of the Code and the Revenue Procedure) of any funds delivered hereunder or the income, interest or other amounts which may be earned thereon, (n) any federal, state or local taxes, fees or similar charges, including any withholding taxes, property taxes, franchise taxes, sales taxes, use taxes, and income taxes, incurred in connection with this Accommodation Agreement or any of the related transactions, (o) any financial or other obligation to third parties arising under or related to any promissory note, mortgage, security agreement or other document entered into by, assumed by or otherwise affecting any of the Indemnified Parties in connection with this Accommodation Agreement, (p) any contract, deed, settlement statement or other document entered into by, assumed by or otherwise affecting any of the Indemnified Parties in connection with this Accommodation Agreement, or (q) any representation, warranty or obligation of the Taxpayer hereunder; *provided, however*, that this Section 7.1.2 shall in no way limit the representations, warranties, covenants and other agreements made by the EAT and the EAT Owner under this Accommodation Agreement or the other Documents or limit the Taxpayer’s indemnification rights under Section 7.2 or expand the scope of recoverable Damages under Section 7.1.1 (after giving effect to the limitations contained in Section 7.1.1).

7.1.3 The Indemnified Parties shall not incur any liability whatsoever in connection with the good faith performance by the EAT or the EAT Owner under this Accommodation Agreement so long as such actions are consistent with the terms of this Accommodation Agreement, and CRSI and CBS LLC each do hereby release and waive any claim that it may have against the Indemnified Parties, which may result from the performance by the EAT or the EAT Owner in good faith of its obligations under this Accommodation Agreement so long as such actions are consistent with the terms of this Accommodation Agreement. The indemnification and hold harmless obligations of CRSI and CBS LLC shall include the active defense of any claim made against any of the Indemnified Parties, including all reasonable out-of-pocket legal expenses and costs and other professional expenses and costs actually incurred by any of the Indemnified Parties in connection therewith, including preparing or responding to complaints, applications, discovery, motions, demurrers, answers, affirmative defenses, counterclaims, cross-complaints, responding to or defending against audits, negotiating settlements, traveling to and from, preparing for and attending depositions, meetings, settlement conferences, legal proceedings or any meetings, relating to matters arising out of or in connection with any investigation by, challenge by or controversy with any taxing authority as to the qualification of any one or more of the transactions contemplated by this Accommodation Agreement as a tax-deferred exchange; provided that CRSI and/or CBS LLC shall have the right to control the defense of any claim with

legal counsel and other professional advisors chosen by it and, except to the extent CRSI and/or CBS LLC requests the participation of the Indemnified Parties in connection with such defense, the Indemnified Parties' participation in such defense shall be at its own cost and expense. The EAT and the EAT Owner shall be entitled to rely upon the authenticity of any signature, including any fax signature by CRSI or CBS LLC received by it relating to this Accommodation Agreement and the transactions contemplated by this Accommodation Agreement.

7.1.4 For purposes of this Section 7.1, "Hazardous Substance" means any substance that (a) constitutes a hazardous waste or substance under any applicable federal, state, or local law, rule, order or regulation now or hereafter adopted; (b) constitutes a hazardous substance under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 USC §§9601 et seq.) and the regulations promulgated under that Act; (c) constitutes a hazardous waste under the Resource Conservation and Recovery Act (42 USC §§6901 et seq.) and the regulations promulgated thereunder; (d) constitutes a pollutant, contaminant, chemical or industrial, toxic, or hazardous substance or waste; (e) exhibits any of the characteristics enumerated in 40 CFR §§261.20-261.24; (f) is one of the extremely hazardous substances listed in §302 of the Superfund Amendments and Reauthorization Act of 1986 (Pub L 99-499, 100 Stat 1613) that are present in threshold planning or reportable quantities as defined under such Act; (g) is a toxic or hazardous chemical substance that is present in quantities that exceed exposure standards as that term is defined in §§6 and 8 of the Occupational Safety and Health Act, as amended (29 USC §§655, 657; 29 CFR pt 1910 subpt 2); (h) contains any asbestos; or (i) is a petroleum-based product or is an underground or aboveground storage tank.

7.2 Indemnification of Taxpayer. Notwithstanding anything contained in this Accommodation Agreement to the contrary, the EAT and the EAT Owner shall be liable to CRSI and CBS LLC for, and shall indemnify and hold harmless CRSI and CBS LLC, its parents, subsidiaries and affiliates and their respective officers, managers, directors, employees, shareholders, members and agents for and against, any and all Damages arising out of (a) a breach in any material respect by the EAT or the EAT Owner in the performance of an obligation of the EAT or the EAT Owner under this Accommodation Agreement or the other Documents or (b) the failure of any representation or warranty of the EAT or the EAT Owner in this Accommodation Agreement or the other Documents to be true and complete in all material respects or (c) its gross negligence, willful misconduct or fraud; *provided, however*, that the EAT Owner's liability shall be limited to (i) all of its right, title, and interest in the EAT, (ii) the amount of the fees paid pursuant to Article 6, and (iii) the amount of any cash, assets or other property distributed by the EAT to the EAT Owner.

7.3 Survival of Indemnities. The provisions of this Article 7 shall survive the consummation of the Exchange and the transfer of the Replacement Property to CBS LLC. Furthermore, the provisions of this Article 7 shall survive the failure or other termination of the Exchange or the termination of this Accommodation Agreement.

ARTICLE 8 DISPUTE RESOLUTION

8.1 Generally. This Article 8 will not apply to any request for equitable or injunctive relief (including interim relief) by the parties on or prior to the date that the Replacement

Property has been transferred to CBS LLC pursuant to the Option Exercise Notice or a Resale Contract or with respect to the parties rights under Section 11.5.

8.2 Negotiation. The parties shall attempt in good faith to resolve any dispute arising out of or relating to this Accommodation Agreement promptly by negotiation between executives who have authority to settle the controversy and, to the extent reasonably possible, are at a higher level of management than the persons with direct responsibility for administration of this Accommodation Agreement. Any person may give the other party written notice of any dispute not resolved in the normal course of business. Within 15 days after delivery of the notice, the receiving party shall submit to the other a written response. The notice and response shall include (a) a statement of that party's position and a summary of arguments supporting that position, and (b) the name and title of the executive who will represent that party and of any other person who will accompany the executive. Within 30 days after delivery of the initial notice, the executives of both parties shall meet at a mutually acceptable time and place, and thereafter as often as they reasonably deem necessary, to attempt to resolve the dispute.

8.3 Mediation. If the dispute has not been resolved by negotiation as provided herein within 45 days after delivery of the initial notice of negotiation, or if the parties failed to meet within 30 days, the parties shall endeavor to settle the dispute by mediation with JAMS. The parties will cooperate with one another in the appointment of a mediator and in scheduling the mediation proceedings. Mediation will continue for at least 45 days unless the mediator chooses to withdraw sooner. This will be non-binding mediation, and no decision of the mediator shall be binding on the parties.

8.4 Settlement Discussions. All communications among the parties or their representatives in connection with the attempted resolution of any dispute pursuant to Sections 8.2 or 8.3 shall be deemed to have been delivered in furtherance of a dispute settlement and shall be exempt from discovery and production and shall not be admissible in evidence (whether as an admission or otherwise) in any proceeding for the resolution of the dispute.

ARTICLE 9 REPRESENTATIONS AND WARRANTIES OF EAT AND EAT OWNER

9.1 By EAT and EAT Owner. Each of the EAT and the EAT Owner hereby represents and warrants to the Taxpayer that:

9.1.1 It has not acted as the Taxpayer's employee, attorney, accountant, investment banker or broker, or real estate agent or broker within the two-year period ending on the date the Replacement Property is transferred to the EAT; provided that performance of the following services shall not be taken into account: (a) services for the Taxpayer with respect to exchanges of property intended to qualify for nonrecognition of gain or loss under Section 1031 of the Code and (b) routine financial, title insurance, escrow or trust services for the Taxpayer by a financial institution, title insurance company or escrow company;

9.1.2 It does not directly or indirectly own an interest in the Taxpayer, is not involved in any trust in which the Taxpayer is involved and does not have a relationship with the Taxpayer

described in either Section 267(b) or 707(b) of the Code (determined by substituting “10 percent” for “50 percent” each place it occurs);

9.1.3 It is not a member of the family of any person described in Section 9.1.1, does not directly or indirectly own an interest in any person described in Section 9.1.1, is not involved in any trust in which any person described Section 9.1.1 is involved, and does not have a relationship with a person described in Section 9.1.1 which relationship is described in either of Section 267(b) or 707(b) of the Code (determined by substituting “10 percent” for “50 percent” each place it occurs);

9.1.4 It (a) is a corporation or limited liability company, as the case may be, duly formed or incorporated, validly existing and in good standing under the laws of its jurisdiction of formation or incorporation, (b) has all corporate or limited liability company power and all licenses, authorizations, consents and approvals of all governmental bodies required to carry on its business in each jurisdiction in which its business is now conducted (except where the failure to have any such licenses, authorizations, consents and approvals would not individually or in the aggregate have a material adverse effect) and (c) is duly qualified to do business and is in good standing in every other jurisdiction in which the nature of its business requires it to be so qualified, except where the failure to be so qualified or in good standing would not have a material adverse effect;

9.1.5 It is not in violation of any of the provisions of its Organizational Documents and to its actual knowledge no condition or circumstance exists that likely would (with or without notice or lapse of time) constitute or result directly or indirectly in such a violation;

9.1.6 It has the requisite power and authority to execute and deliver this Accommodation Agreement and the other Documents to which it is to be a party, to perform its obligations hereunder and thereunder, and to consummate the transactions contemplated hereby and thereby;

9.1.7 The execution, delivery and performance by it of this Accommodation Agreement and the other Documents to which it is to be a party (a) are within its corporate and limited liability company powers, (b) have been duly authorized by all necessary corporate or limited liability company action, (c) require no action by or in respect of, or filing with, any governmental body (other than the FCC) or official thereof, (d) do not contravene or constitute a default under (i) its Organizational Documents, (ii) any law applicable to it, subject to the receipt of FCC Consent and except to the extent such contravention or default, individually or in the aggregate, would not have a material adverse effect, (iii) any contractual restriction binding on or affecting it or its property, except to the extent such contradiction or default, individually or in the aggregate, would not have a material adverse effect, or (iv) any order, writ, judgment, award, injunction, decree or other instrument binding on or affecting it or its property except to the extent such contravention or default, individually or in the aggregate, would not have a material adverse effect, and (e) do not result in the creation or imposition of any adverse claim on its assets;

9.1.8 This Accommodation Agreement and the other Documents have been duly executed and delivered by it (or, in the case of any such Documents to be executed and delivered at a later date, when executed and delivered will be duly executed and delivered by the EAT and the EAT Owner) and, assuming the due authorization, execution and delivery of this Accommodation

Agreement by the Taxpayer, this Accommodation Agreement and the other Documents constitute (or, in the case of any such Documents to be executed and delivered at a later date, when executed and delivered will constitute) a legal, valid and binding agreement of it, enforceable against it in accordance with its terms, except in each case as such enforceability may be limited by bankruptcy, moratorium, insolvency, reorganization or other similar laws affecting or limiting the enforcement of creditors' rights generally and except as such enforceability is subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law);

9.1.9 It is not in violation of any order of any governmental body or arbitrator. Except as set forth on Schedule 9.1.9, there are no actions, suits, litigation or proceedings pending or threatened against or affecting it or any of its affiliates or their respective properties, in or before any governmental body or arbitrator;

9.1.10 The EAT (a) has never operated under any trade names, (b) has not changed its name, merged with or into or consolidated with any other person, and (c) has not been the subject of any proceeding under the Bankruptcy Code;

9.1.11 It is not, and is not controlled by, an "investment company" within the meaning of the Investment Company Act of 1940, or is exempt from all provisions of such act;

9.1.12 (a) The EAT has given reasonably equivalent value to the EAT Owner in consideration for any transfer to the EAT by the EAT Owner, (b) no transfer by the EAT to the EAT Owner has been made for or on account of an antecedent debt owed by the EAT Owner to the EAT, and (c) no transfer by the EAT to the EAT Owner is or may be voidable under any section of the Bankruptcy Code;

9.1.13 The EAT was formed on December 13, 2011, and since that time has operated in such a manner that the separate existence of the EAT, on the one hand, and the EAT Owner or any affiliate thereof, on the other, would not be disregarded in the event of the bankruptcy or insolvency of the EAT or the EAT Owner or any affiliate thereof and, without limiting the generality of the foregoing:

(a) The EAT has not engaged, and does not presently engage, in any activity other than those activities expressly permitted under this Accommodation Agreement,

(b) The EAT has not entered into any agreement other than this Accommodation Agreement and the other Documents to which it is a party including the incurrence of any liabilities or any other obligations,

(c) The EAT maintains its own deposit account or accounts, or subaccount or accounts, separate from those of any of its affiliates or members, with commercial banking institutions,

(d) The funds of the EAT are not and have not been diverted to any other person or for other than the use of the EAT, and except as may be expressly permitted by this Accommodation Agreement, the funds of the EAT are not and have not been commingled with those of the EAT Owner or any of its affiliates,

- (e) To the extent that the EAT contracts or does business with vendors or service providers where the goods and services provided are partially for the benefit of any other person, the costs incurred in so doing have been fairly allocated to or among the EAT and such entities for whose benefit the goods and services are provided, and each of the EAT and each such entity has borne its fair share of such costs,
- (f) All material transactions between the EAT and any of its members or affiliates have been only on an arm's-length basis,
- (g) The EAT has conducted its affairs in accordance with its Organizational Documents and has observed all necessary, appropriate and customary organizational formalities, including maintaining accurate and separate books, records and accounts,
- (h) All decisions with respect to the EAT's business and daily operations have been independently made by the EAT and have not been dictated by the EAT Owner (except in its capacity as Manager of the EAT) or any affiliate,
- (i) The EAT has acted solely in its own name and through its own authorized officers and agents, and no affiliate of the EAT has been appointed to act as its agent,
- (j) (i) No affiliate of the EAT has advanced funds to the EAT; (ii) no affiliate of the EAT has guaranteed debts of the EAT; and (iii) no affiliate of the EAT has otherwise supplied funds to the EAT except in connection with the capitalization of the EAT,
- (k) Other than organizational expenses and as expressly provided in this Accommodation Agreement, the EAT has paid all expenses, indebtedness and other obligations incurred by it,
- (l) The EAT has not guaranteed, and is not otherwise liable with respect to, any obligation of any of its affiliates,
- (m) Any financial reports required of the EAT comply with generally accepted accounting principles and are issued separately from any reports prepared for any of its affiliates,
- (n) At all times the EAT has been adequately capitalized to engage in the transactions contemplated in its Organizational Documents,
- (o) The financial statements and books and records of the EAT and the EAT Owner reflect the separate corporate existence of the EAT,
- (p) The EAT has not acted as agent for the EAT Owner or any affiliate thereof, but instead has presented itself to the public as an entity separate from each such entity and independently engaged in business, and
- (q) The Organizational Documents of the EAT (i) require the affirmative vote of the FCC Manager before a voluntary petition under Section 301 of the Bankruptcy Code may be filed by the EAT, and (ii) require the EAT to maintain correct and complete books and records of account and minutes of the meetings and other proceedings of its managers.

9.1.14 The EAT is a single member limited liability company organized pursuant to the laws of the State of Delaware, and it is, and at all times throughout the term of this Accommodation Agreement will be treated as a disregarded entity for federal and state income tax purposes; and

9.1.15 All information (other than any information concerning the tax effects of the sale and purchase of the Replacement Property referenced in this Accommodation Agreement) heretofore prepared and furnished by it in writing to the Taxpayer for purposes of or in connection with the Documents or any transaction contemplated hereby is, and all such written information prepared and hereafter furnished by it to the Taxpayer will be, true, complete and accurate in every material respect, on the date such information is stated or certified.

9.2 By EAT Owner. The EAT Owner hereby represents and warrants to the Taxpayer that:

9.2.1 (a) It owns all of the membership interests in the EAT having an equity or economic interest, beneficially and of record, free and clear of liens; (b) the membership interests in the EAT are duly authorized, validly issued, fully paid and non-assessable, and there are no outstanding subscriptions, options, warrants, rights, calls, commitments, conversion rights, rights of exchange, plans or other agreements of any character providing for the purchase, issuance, conversion into or sale of interests in the EAT; and (c) there are no voting trusts, proxies or other agreements or understandings with respect to the voting or transfer of the membership interests in the EAT;

9.2.2 The amount of the “present fair saleable value” of the assets of the EAT Owner exceeds the amount of all “liabilities of the EAT Owner, contingent or otherwise” after giving effect to the expected value of rights of indemnity, contribution and subrogation, as of such date, as such quoted terms are determined in accordance with applicable federal and state laws governing determinations of the insolvency of debtors;

9.2.3 The present fair saleable value of the assets of the EAT Owner is greater than the amount that will be required to pay the liability of the EAT Owner on its debts as such debts become absolute and matured after giving effect to the expected value of rights of indemnity, contribution and subrogation;

9.2.4 The EAT Owner does not have an unreasonably small amount of capital with which to conduct its business;

9.2.5 The EAT Owner will be able to pay its debts as they mature after giving effect to the expected value of rights of indemnity, contribution and subrogation. For purposes hereof, “debt” and “claim” have the meanings set forth in Section 5.5;

9.2.6 It has delivered accurate and true copies of the Organizational Documents of the EAT (including certified copies of the EAT’s Certificate of Formation and Operating Agreement) to the Taxpayer; and

9.2.7 Either (a) it is subject to federal income tax or, (b) it is treated as a partnership or S corporation for federal income tax purposes and more than 90 percent of its interests or stock are owned by partners or shareholders who are subject to federal income tax.

9.3 By EAT and EAT Owner. The EAT and the EAT Owner hereby represent and warrant to the Taxpayer that:

9.3.1 The EAT is legally and otherwise qualified to be the licensee of, acquire, and hold the Replacement Property under the Communications Laws;

9.3.2 It knows of no fact that would, under existing law and the Communications Laws (a) disqualify the EAT as an assignee of the Replacement Property, including the licenses, permits and other authorizations issued by the FCC for the conduct of the business involving the Replacement Property (the “FCC Licenses”) or, (b) assuming a general policy of the FCC to approve transactions under the Revenue Procedure, cause the FCC to fail to approve in a timely fashion an application for the consent of the FCC to the assignment of the FCC Licenses to the EAT pursuant to the Replacement Property Contract;

9.3.3 Neither it nor any person holding an attributable interest (as defined in Section 73.3555 of the FCC’s rules and regulations) (“Attributable Interest”) in the EAT or the EAT Owner (collectively, with the EAT and the EAT Owner, the “EAT Parties”), nor any member of the immediate family (brother, sister, mother, father, son, or daughter) of any EAT Party that is a natural person, holds any Attributable Interest in any radio broadcast station, television broadcast station, or daily newspaper of general circulation (as defined by Section 73.3555 of the FCC’s rules);

9.3.4 No adverse finding has been made, nor has any adverse final action been taken by any court or administrative body in a civil or criminal proceeding brought against any EAT Party under the provisions of any law related to any of the following : (a) any felony; (b) mass media-related antitrust or unfair competition; (c) fraudulent statements to the FCC or any other governmental unit; or (d) discrimination;

9.3.5 No EAT Party has or has had any interest in, or connection with (a) any broadcast application in any proceeding where character issues were left unresolved or were resolved adversely against the applicant or any party to the application; or (b) any pending broadcast application in which character issues have been raised;

9.3.6 No EAT Party is subject to denial of federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. Section 862; and

9.3.7 No EAT Party is a foreign person or foreign government, the agent of any foreign person or foreign government, or subject to the control of any foreign person or foreign government; and no foreign person or foreign government holds a direct or indirect ownership, voting or management interest in the EAT or the EAT Owner.

ARTICLE 10 REPRESENTATIONS AND WARRANTIES OF TAXPAYER

The Taxpayer hereby represents and warrants to the EAT and the EAT Owner that:

10.1 In General.

10.1.1 (a) CRSI is a corporation duly incorporated, validly existing and in good standing under the laws Delaware and CBS LLC is a Delaware limited liability company duly formed, validly existing and in good standing under the laws of Delaware , (b) CRSI and CBS LLC have all corporate power and all licenses, authorizations, consents and approvals of all governmental bodies required to carry on its business in each jurisdiction in which its business is now conducted (except where the failure to have any such licenses, authorizations, consents and approvals would not individually or in the aggregate have a material adverse effect) and (c) each of CRSI and CBS LLC is duly qualified to do business and is in good standing in every other jurisdiction in which the nature of its business requires it to be so qualified, except where the failure to be so qualified or in good standing would not have a material adverse effect;

10.1.2 Neither CRSI nor CBS LLC are in violation of any of the provisions of its respective Organizational Documents, and to their actual knowledge no condition or circumstance exists that likely would (with or without notice or lapse of time) constitute or result directly or indirectly in such a violation;

10.1.3 It has the requisite power and authority to execute and deliver this Accommodation Agreement and the other Documents to which it is to be a party, to perform its obligations hereunder and thereunder, and to consummate the transactions contemplated hereby and thereby;

10.1.4 The execution, delivery and performance by it of this Accommodation Agreement and the other Documents to which it is to be a party (a) are within its corporate and limited liability company powers, (b) have been duly authorized by all necessary corporate or limited liability company action, (c) require no action by or in respect of, or filing with, any governmental body (other than the FCC) or official thereof, (d) do not contravene or constitute a default under (i) its Organizational Documents, (ii) any law applicable to it, subject to the receipt of FCC consent and except to the extent such contravention or default, individually or in the aggregate, would not have a material adverse effect, (iii) any contractual restriction binding on or affecting it or its property, subject to the receipt of any third party consents necessary in connection with the transfer and assignment of the Replacement Property to the EAT and to CBS LLC, and, except to the extent such contradiction or default, individually or in the aggregate, would not have a material adverse effect, or (iv) any order, writ, judgment, award, injunction, decree or other instrument binding on or affecting it or its property except to the extent such contravention or default, individually or in the aggregate, would not have a material adverse effect, and (e) do not result in the creation or imposition of any adverse claim on its assets; and

10.1.5 This Accommodation Agreement has been duly executed and delivered by it and, assuming the due authorization, execution and delivery of this Accommodation Agreement by the EAT and the EAT Owner, this Accommodation Agreement constitutes a legal, valid and binding agreement of it, enforceable against it in accordance with its terms, except in each case as such enforceability may be limited by bankruptcy, moratorium, insolvency, reorganization or other similar laws affecting or limiting the enforcement of creditors' rights generally and except as such enforceability is subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law).

10.2 Tax Matters.

10.2.1 CRSI and CBS LLC understand and agree that no employee, officer, shareholder or agent of the EAT or the EAT Owner has made any representations or rendered any legal or tax advice concerning this transaction or its compliance, in whole or in part, as a tax deferred exchange for federal or state income tax purposes;

10.2.2 CRSI and CBS LLC acknowledge that they are solely responsible for providing the EAT and the EAT Owner with complete and accurate information concerning the parties, the Relinquished Property, and the Replacement Property, and they represent that they have complied and will continue to comply with the foregoing provisions of this sentence; and

10.2.3 Taxpayer is solely responsible for determining the last day of the Accommodation Period and the respective property values of the Relinquished Property and the Replacement Property. Taxpayer is required to immediately notify the EAT and the EAT Owner in writing if for any reason Taxpayer becomes aware of any errors in the computation of the consideration payable under the Relinquished Property Contract, the Replacement Property Contract or the end of the Accommodation Period.

ARTICLE 11 MISCELLANEOUS PROVISIONS

11.1 Notices.

11.1.1 Any notice, designation, consent, approval or other communication required or permitted to be given pursuant to the provisions of this Accommodation Agreement (“Notice”) shall be given in writing and shall be sent by certified or registered mail, Federal Express, overnight courier, or telecopier, addressed as follows:

If to CRSI or CBS LLC to:

c/o CBS Corporation
51 West 52nd St., 17th Fl.
New York, NY 10019
Attention: Kenneth F. Koen, Vice President, Sr. Tax Counsel
Facsimile: (646) 383-9315

with a copy (which shall not constitute notice) to:

Lerman Senter PLLC
2000 K Street, N.W.
Suite 600
Washington, D.C. 20006
Attention: Meredith S. Senter, Jr.
Facsimile: (202) 293-7783

If to the EAT or the EAT Owner, to:

TVPEAT, Inc.
Nine Damonmill Square, Suite 3A2
Concord, Massachusetts 01742
Attention: Jeffrey S. Towers
Facsimile: (987) 287-0055

11.1.2 A party may, by Notice given in accordance with the provisions of this Section 11.1, designate any further or different address to which subsequent Notices shall be sent pursuant to the provisions of this Accommodation Agreement.

11.1.3 Any Notice shall be deemed to have been given on the date such Notice shall have been delivered. If such delivery shall be made on any day other than a day that is a "business day," said notice shall be deemed to have been given on the immediately succeeding business day. For purposes hereof, a "business day" is any day other than a Saturday or Sunday on which banks in New York, New York are authorized or required to be open for business.

11.2 Choice of Law; Severability. This Accommodation Agreement and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of New York without regard to the conflicts of law principles thereof. If any provision of this Accommodation Agreement conflicts with any statute or rule of law of the State of New York or is otherwise unenforceable, such provision shall be deemed null and void only to the extent of such conflict or unenforceability, and shall be deemed separate from and shall not invalidate any other provision of this Accommodation Agreement.

11.3 Relationship of the Parties. Nothing herein contained shall be construed or is intended to make CRSI or CBS LLC on one hand and the EAT and EAT Owner on the other as joint venturers of or with one another. This Accommodation Agreement (a) is not intended to be a partnership agreement and does not create or result in a partnership and (b) does not render CRSI or CBS LLC on one hand or the EAT and EAT Owner on the other as liable for any of the debts or obligations of the other.

11.4 Further Assurances. If so requested in writing, each of the parties hereto shall hereafter timely execute and deliver such further instruments and do such further acts as may be required or necessary to carry out the intent and purpose of this Accommodation Agreement and which are not otherwise inconsistent with any of the terms of this Accommodation Agreement. Each party shall have the right to rely upon and act upon any written instructions given by the other.

11.5 Specific Performance; Remedies Cumulative; Waiver. Each of the EAT and the EAT Owner acknowledges and agrees that CRSI and/or CBS LLC would be irreparably damaged if the provisions of this Accommodation Agreement are not performed in accordance with their specific terms and that any breach of this Accommodation Agreement could not be adequately compensated in all cases by monetary damages alone. In the event of failure or threatened failure by the EAT or the EAT Owner to comply with the terms of this Accommodation Agreement, CRSI and/or CBS LLC shall be entitled to an injunction restraining

such failure or threatened failure and, subject to obtaining any necessary FCC consent, to enforcement of this Accommodation Agreement by a decree of specific performance requiring compliance with this Accommodation Agreement, without posting any bond or other undertaking. All rights, remedies and privileges afforded CRSI and/or CBS LLC, the EAT or the EAT Owner shall be deemed cumulative and not exclusive and the exercise of any one of such remedies shall not be deemed to be a waiver of any other right, remedy or privilege provided for herein or available at law or in equity. No failure by CRSI and/or CBS LLC, the EAT or the EAT Owner to exercise, or delay by CRSI and/or CBS LLC, the EAT or the EAT Owner in exercising, any right, remedy or privilege hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right, remedy or privilege hereunder preclude any other or further exercise thereof, or the exercise of any other right, remedy or privilege. No notice to or demand on any party shall, in itself, entitle any other party to any other or further notice or demand in similar or other circumstances or constitute a waiver of any rights under this Accommodation Agreement.

11.6 No Third Party Beneficiaries. None of the provisions of this Accommodation Agreement shall be for the benefit of or be enforceable by any creditor of the parties hereto or operate for the benefit of or be enforceable by any third party.

11.7 Termination. The Taxpayer may terminate this Accommodation Agreement at any time prior to the transfer of the Replacement Property to the EAT upon written notice to the EAT and the EAT Owner.

11.8 Survival. The covenants and agreements contained in this Accommodation Agreement (except as expressly provided herein) shall survive the consummation of the transactions contemplated hereby. All representations, warranties, covenants and agreements made herein or in any written document furnished to a party hereto pursuant to or in anticipation of this Accommodation Agreement shall be deemed to have been relied upon by the party to whom such document was furnished and shall continue in full force and effect so long as any obligation or liability arising hereunder remains unperformed or unsatisfied.

11.9 Attorney's Fees. In the event that any party must bring an action at law to enforce any provision of this Accommodation Agreement, the prevailing party shall be entitled to all costs and fees incurred with the prosecution of such action, including reasonable attorney's fees.

11.10 Counterparts. This Accommodation Agreement may be executed in any number of separate counterparts, each of which shall be deemed an original, and all such counterparts, taken together, shall constitute one and the same instrument, even though all parties may not have executed the same counterpart of this Accommodation Agreement. Each party may transmit its signature by facsimile, and any faxed counterpart of this Accommodation Agreement shall have the same force and effect as an original.

11.11 Successors And Assigns. This Accommodation Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns. That this Accommodation Agreement shall not be transferred or assigned by any party without the prior written consent of all other parties;

provided, however, CRSI and CBS LLC may assign their rights and obligations to any their affiliates without consent.

11.12 Entire Agreement. This Accommodation Agreement and each of the other Documents collectively set forth the entire agreement among the parties with respect to the subject matter hereof and supersede any and all other agreements, understandings, communications, representations or negotiations, whether oral or written, among the parties with respect thereto, all of which are hereby cancelled. There are no other agreements, representations or warranties, either oral or written, express or implied, relating to the subject matter hereof that are not expressly set forth in this Accommodation Agreement and the other Documents. The representations, warranties, covenants, agreements, indemnities and exonerations set forth in this Accommodation Agreement shall survive the execution and delivery of the deeds for the Replacement Property and the Relinquished Property and the consummation or failure of the transactions contemplated by this Accommodation Agreement.

11.13 Clarifications. Where the context or construction requires, all words applied in the plural shall be deemed to have been used in the singular, and vice versa; the masculine shall include the feminine and neuter, and vice versa; and the present tense shall include the past and future tense, and vice versa. The Article and Section headings of this Accommodation Agreement are for convenience of reference only and do not form a part of this Accommodation Agreement and do not in any way modify, interpret or construe the intentions of the parties. As used herein, unless the context otherwise requires: references to “Article” or “Section” are to an article or section hereof; “include,” “includes” and “including” are deemed to be followed by “without limitation” whether or not they are in fact followed by such words or words of like import; “hereof,” “herein,” “hereunder” and comparable terms refer to the entirety of this Accommodation Agreement and not to any particular article, section or other subdivision hereof or attachment hereto; except where a particular date is specified, references to an agreement or other instrument or law, statute or regulation are referred to as amended and supplemented from time to time (and, in the case of a statute or regulation, to any successor provision) and all regulations, rulings and interpretations promulgated pursuant thereto. References to any party hereto or any other agreement or document shall include such party’s successors and permitted assigns.

11.14 Amendments. Subject to Section 11.15, the terms of this Accommodation Agreement may not be modified, waived or amended other than by an instrument in writing executed by the EAT, the EAT Owner, CRSI and CBS LLC.

11.15 Execution of Papers. The EAT and the EAT Owner each hereby agree to execute such instruments, documents and papers as the Taxpayer deems necessary or appropriate to carry out the intent of this Accommodation Agreement and the other Documents, including all modifications, waivers or amendments to this Agreement and the other Documents (including any exhibits and schedules hereto or thereto) that are requested by the Taxpayer from time to time, provided that the prior consent of the EAT and the EAT Owner shall be required with respect to any such instruments, documents and papers, including any modification, waiver or amendment to this Agreement or the other Documents, that would reasonably be expected to materially and adversely affect the rights and obligations of the EAT and the EAT Owner under this Accommodation Agreement or the other Documents. Subject to the foregoing proviso, the

EAT and the EAT Owner, by execution of this Agreement, irrevocably constitutes and appoints CRSI and/or CBS LLC its true and lawful attorney-in-fact with full power and authority in its name, place and stead to execute, acknowledge, deliver, swear and file, and record at the appropriate public offices all documents that may be necessary or appropriate to carry out the provisions of this Accommodation Agreement and the other Documents.

IN WITNESS WHEREOF, the parties hereto set their hand and seals as of the day and year first above written.

CBS RADIO STATIONS INC.

By: _____
Name:
Title:

CBS LITV LLC

By: _____
Name:
Its:

TVPEAT, INC.

By: _____
Name:
Title:

WLNYEAT, LLC

By: TVPEAT, Inc., its Managing Member

By: _____
Name:
Title:

ASSIGNMENT OF AGREEMENT

THIS ASSIGNMENT OF AGREEMENT is made and entered into **this** _____ day of _____, 2012, by and between **CBS LITV LLC**, a Delaware limited liability company, having an address of c/o CBS Corporation, 51 W. 52nd Street, New York, NY 10019 (hereinafter referred to as **“Assignor”**) and **WLNYEAT, LLC**, a Delaware limited liability company, having offices at c/o TVPX, Nine Damonmill Square, Suite 3A2, Concord, MA 01742 (hereinafter referred to as **“Assignee”**), with reference to the following facts:

WHEREAS, Assignor and WLNY Holdings, Inc. (hereinafter referred to as **“Seller”**) are parties to a certain Asset Purchase Agreement dated and accepted as of December 6, 2011 (the **“Agreement”**), pursuant to which Assignor has agreed to purchase from Seller certain of the assets used in connection with the operation of WLNY-TV, Riverhead, New York, as further described in the Agreement (hereinafter referred to as the **“Replacement Property”**); and

WHEREAS, Assignor intends to structure the acquisition of the Replacement Property as a component of an exchange of property of like-kind and qualifying use (the **“Exchange”**) within the meaning of and in compliance with Section 1031 of the Internal Revenue Code of 1986 as amended (the **“Code”**), the Treasury Regulations promulgated thereunder (the **“Regulations”**) and Revenue Procedure 2000-37; and

WHEREAS, Assignee is a limited liability company and a disregarded entity for federal and state income tax purposes, is an Exchange Accommodation Titleholder as defined under Revenue Procedure 2000-37, and is acquiring title to the Replacement Property for the benefit of Assignor and no one else, which is intended as replacement property in the Exchange; and

WHEREAS, in order to effectuate the Exchange, Assignor wishes to assign, convey and transfer to Assignee all of Assignor's rights, title, and interest in the Agreement, including, without limitation, Assignor's right to purchase the Replacement Property in accordance with the terms and conditions contained in the Agreement, and Assignee wishes to accept and obtain all such rights, title, and interest.

NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee, intending to be legally bound, mutually agree as follows:

1. **Assignment.** Assignor hereby assigns, conveys, transfers and delivers to Assignee all of Assignor's rights, title and interest in, under and to the Agreement.

2. **Assumption.** Assignee hereby accepts the assignment of Assignor's right, title and interest in, under and to the Agreement, and hereby assumes, undertakes and agrees to perform and discharge all of Assignor's duties and obligations under the Agreement, including, without limitation, purchasing the Replacement Property upon the terms and subject to the conditions contained in the Agreement.
3. **Construction.** The parties intend that this Assignment shall in all events be construed and interpreted in order to effectuate their intent that the Exchange shall qualify for non-recognition of gain (in whole or in part) under Section 1031 of the Code, the Regulations and Revenue Procedure 2000-37.
4. **Ratification.** Except as expressly modified or amended under this Assignment, all terms and conditions of the Agreement shall remain in full force and effect. The Agreement, as hereby modified, is ratified and confirmed in each and every respect.
5. **Governing Law.** This Assignment shall be governed by, and construed and enforced in accordance with, the laws of the State of New York.
6. **Counterparts.** This Assignment may be executed in any number of separate counterparts and all such executed counterparts shall constitute one agreement which shall be binding on Assignor and Assignee notwithstanding that both parties are not signatories to the same counterpart or counterparts. Each party may transmit its signature by facsimile or e-mail (PDF or similar) to the other party, and any faxed or emailed signed counterpart of this Assignment shall have the same force and effect as an original.
8. **Further Assurances.** Assignor and Assignee hereby agree to execute, acknowledge and deliver such other statements, certificates, affidavits, instruments, and other documents as may be reasonably requested by the other party in order to confirm, perfect, evidence or otherwise effectuate the assignment and assumption effected hereby.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment of Agreement effective as of the date first written above.

ASSIGNOR:

CBS LITV LLC

a Delaware limited liability company

By: _____
Name:
Its:

ASSIGNEE:

WLNYEAT, LLC

a Delaware limited liability company

By: TVPEAT, Inc.
Its: Managing Member

By: _____
Name:
Its:

LIMITED LIABILITY COMPANY AGREEMENT
OF WLNYEAT, LLC

THIS LIMITED LIABILITY COMPANY AGREEMENT (this “**Agreement**”) of WLNYEAT, LLC, a Delaware limited liability company (the “**Company**”), is made as of the ____ day of _____, 2012, by TVPEAT, Inc. (“**Managing Member**”), and the FCC Managing Member (“**FCC Managing Member**”) executing this agreement, being the parties whose signatures are set forth on the signature page hereto, and the Company.

1. **Formation and Filing.** The Company has been formed under and pursuant to the provisions of the Delaware Limited Liability Company Act, as amended from time to time (the “**Act**”). Jose Mojica, as Organizer, as the designated “authorized person” of the Company within the meaning of the Act, executed, delivered and filed the Certificate of Formation of the Company with the Secretary of State of the State of Delaware (the “**Secretary of State**”), which execution, delivery and filing are hereby ratified and confirmed in all respects. Upon such filing, Mr. Mojica’s powers as an “authorized person” of the Company ceased, and the Managing Member became the designated “authorized person” to execute, deliver and file and amendments and/or restatements of the Certificate of Formation of the Company (including an Amended and Restated Certificate of Formation) and any other certificates (and any amendments and/or restatements thereof) permitted to be filed with the Secretary of State, and shall continue as the designated “authorized person” within the meaning of the Act. The Company also shall make such filings as are required to register to do business in each jurisdiction in which the Company elects to do business.

2. **Name:** The name of the Company shall be the name set forth in the heading of this Agreement, and the affairs of the Company shall be conducted under the Company name or such other name as the Managing Member may, in its discretion, select in accordance with the Act.

3. **Purpose:** The sole purpose of the Company shall be to execute, deliver and perform its obligations under (A) the Qualified Exchange Accommodation Agreement entered into on the date hereof among CBS Radio Stations Inc., the FCC Managing Member, the Managing Member and the Company, (the “**QEAA**”) and (D) all of the other Documents (as defined in the QEAA) (such other Documents and the QEAA collectively, the “**Transaction Documents**”), all in accordance with the terms and conditions thereof. The Company shall have the power to do all acts and things necessary or useful in connection with the foregoing so long as such acts and things are consistent with the Transaction Documents and provided that this Agreement shall in no way limit the covenants, agreements and obligations of the Company or the Managing Member under any of the other Transaction Documents or limit their liability for nonperformance or otherwise under the Transaction Documents. In the event of a conflict between this Agreement and the other Transaction Documents, the other Transaction Documents shall control.

4. **Principal Office.** The principal office of the Company shall be located at c/o TVPX, Nine Damonmill Square, Suite 3A2, Concord, Massachusetts 01742, or such other place within or outside the Commonwealth of Massachusetts as the Managing Member may from time to time designate.

5. **Registered Office and Agent.** The Managing Member shall select and designate a registered office and registered agent for the company in Delaware and in each other state in which the Company is required to maintain or appoint one.

6. **Term.** The term of existence of the Company commenced upon the filing of the Certificate of Formation with the Office of the Secretary of the State of Delaware and shall, subject to Section 7, continue in perpetuity.

7. **Termination.** The Company shall terminate prior to the time set forth in Section 6 at the written election of the Managing Member but only after all obligations of the Company under the other Transaction Documents have been performed in full in accordance with the terms thereof and as otherwise contemplated in the Transaction Documents. Upon the termination of the Company, the affairs of the Company shall be wound up and the Company shall be dissolved and liquidated.

8. **Capital Contributions; Capital Account.** The Managing Member shall have the sole equity and economic interest in the Company. The FCC Managing Member shall not have any equity or economic interest in the Company whatsoever. The Managing Member's initial contribution to the capital of the Company is the amount set forth opposite the Managing Member's name of the signature page hereto. A capital account shall be maintained for the Managing Member at all times in accordance with the generally accepted accounting principles, consistently applied. The Managing Member shall have no legal obligation to make any additional Capital Contributions to the Company.

9. **Profits and Losses.** The profit and loss of the Company shall be determined on an annual basis. (For the avoidance of doubt, the revenues generated by the television broadcasting station held by the Company shall be for the account of the Taxpayer (as defined in the QEAA) as provided in the Management Agreement, and such revenues shall not be included in the profit and loss of the Company.) All of the net profit and loss of the Company shall be allocated and distributed exclusively to the Managing Member.

10. **Management of Company.** The company shall have two (2) "Managers" within the meaning of the Act: The Managing Member and the FCC Managing Member.

A. Any action that is not in compliance with Section 5.6 of the QEAA shall require the consent of both the Managing Member and the FCC Managing Member, and the FCC Managing Member shall veto any proposed actions of the Company that it, in its sole discretion, determines would not comply with Section 5.6 of the QEAA.

B. The Managing Member shall, subject to the terms and conditions of the Transaction Documents, (1) have the sole and exclusive right to manage, control and conduct the affairs of the Company and to do any and all acts on behalf of the Company and to use employees and agents of the Managing Member to provide services to the Company; (2) make all decisions affecting the affairs of the Company; (3) have all the rights and powers permitted under the applicable provisions of the Act; and (4) cause the Company to comply in all respects with the requirements of the Act; provided, however that (x) the Managing Member shall have no right to manage or control any of the actions that are reserved to the FCC Managing Member pursuant to Section 10(A), and (y) the consent of the Managing Member is required for “**Major Actions**”. For the purposes of this Agreement, the term “Major Actions” shall be limited to the following: (i) the application for or consent to the appointment of a receiver, trustee or liquidator of itself or of all or a substantial part of the assets of the Company; (ii) the making of a general assignment for the benefit of creditors of the Company; (iii) the filing of a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors of the Company or to take advantage of any insolvency law or an answer admitting the material allegations of a petition filed against it in any bankruptcy, reorganization or insolvency proceeding; or (iv) the taking of any action for the purpose of effecting any of the foregoing.

11. **Officers and Agents.** The Company shall have such officers and other authorized agents as the Managing member shall authorize in writing from time to time.

12. **Prohibitions.** Without the written consent or ratification of the Managing Member, and subject to the Transaction Documents, the Company shall not expend money or dispose of property other than on account and for the benefit of the Company or pledge any of the Company’s credit or property for other than Company purposes. No Member shall transfer any of its membership interests in the Company except as contemplated by and pursuant to the Transaction Documents.

13. **Liability of Managing Member and Other Managers.** Neither the Managing Member nor any other Manager shall be personally liable for any debts, obligations or losses of the Company beyond, in the case of the Managing Member, the amount contributed by it to the Company under this Agreement and except as otherwise specified by the Act. Neither the Managing Member nor the FCC Managing Member shall be personally liable to the Company or any other party for actions or inactions taken in good faith and reasonably believed by the Managing Member or the FCC Managing Member to be in the best interest of the Company. The Company shall indemnify, defend and hold harmless the Managing Member and the FCC Managing Member from and against any and all losses, expenses, costs, liabilities and suits which may be imposed on or asserted against the Managing Member or the FCC Managing Member arising out of the performance by the Managing Member or the FCC Managing Member of its duties in accordance with this Agreement and in the ordinary course of the Company’s business.

14. **Single Member Status.** The Company shall for federal and state income tax purposes be disregarded as an entity separate from the Managing Member pursuant to the authority of the Treasury Regulations Section 301.7701-3(b)(1)(ii) and any comparable rule or regulation under applicable state tax laws during any period of time that the Company has only one Member with an economic interest in the Company; provided, however, that the Company shall not be disregarded as an entity separate and distinct from its single economic Member for purposes of any other law or circumstance.

15. **Separateness.** As provided in the Transaction Documents, the Company shall not act as agent for the Managing Member, and shall maintain its assets separate from the assets of the Managing Member.

16. **Books and Records.** The Company shall maintain correct and complete books and records of account and minutes of the meeting and other proceedings of its Managers.

17. **Construction.** Each of the Company, the Managing Member and the FCC Managing Member acknowledges that, during the term of existence of the Company, the rights and obligations of the Managing Member and the FCC Managing Member with respect to the Company will be determined in accordance with the Act and the terms and conditions of this Agreement; *provided* that to the extent that the rights and obligations of the Managing Member and the FCC Managing Member hereunder are different by reason of any provision of this Agreement than they would be under the Act in the absence of such provision, this Agreement shall, to the extent permitted by the Act, control.

18. **Governing law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Delaware (without regard to conflict of laws principles), all rights and remedies being governed by said laws.

19. **Opt-In to Article 8 of the Uniform Commercial Code.** All membership interests and other equity interests of the Company shall be “securities” governed by Article 8 of the Uniform Commercial Code of the State of Delaware (and the Uniform Commercial Code of any other applicable jurisdictions).

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

MANAGING MEMBER:
TVPEAT, INC.

CAPITAL CONTRIBUTION
\$100.00 U.S. Dollars

By: _____
Name:
Title:

FCC MANAGING MEMBER
CBS LITV LLC

By: CBS Radio Stations Inc.
Its Sole Member

By: _____
Name:
Title:

COMPANY:
WLNYEAT, LLC

By: TVPEAT, INC.
Its: Managing Member

By: _____
Name:
Title:

MANAGEMENT AGREEMENT

This MANAGEMENT AGREEMENT (this “*Agreement*”), made as of the ____ day of _____, ____, is by and between WLNYEAT, LLC, a Delaware limited liability company (the “*EAT*”), and CBS LITV LLC, a Delaware limited liability company (the “*CBS LLC*”).

WHEREAS, CBS LLC agreed to acquire commercial television broadcast station WLNY-TV, Digital Channel 47, Virtual Channel 55, Riverhead, New York (Facility ID No. 73206) (the “*Station*”), pursuant to that certain Asset Purchase Agreement dated as of December 6, 2011 (the “*Purchase Agreement*”); and

WHEREAS, CBS LLC has agreed to assign, and EAT has agreed to assume, all of CBS LLC’s rights to acquire the Station pursuant to that certain Qualified Exchange Accommodation Agreement dated as of even date herewith (the “*QEAA*”); and

WHEREAS, following EAT’s acquisition of the Station pursuant to the Purchase Agreement, and during the term of the QEAA, the parties have agreed that the CBS LLC will be solely responsible for any and all activities, actions and decisions relating to the operation of the Station.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **MANAGEMENT OF STATION**

1.1 **Operation of Station.** During the Term, CBS LLC shall be solely responsible for any and all activities, actions and decisions relating to the operation, preservation and enhancement of the Station, and therefore shall conduct all activities, actions and decisions relating to the operation and management of the Station, including the broadcast of programming on the Station (the “*Programming*”).

1.2 **Station Revenues.** During the Term, CBS LLC shall have full authority to sell for its own account commercial time on the Station. CBS LLC shall retain all revenues from the operation of the Station, including revenues from the broadcast or sale of advertising time on the Station.

1.3 **Station Expenses.** During the Term, CBS LLC shall be responsible for timely paying all costs and expenses associated with the ownership and operation of the Station.

1.4 **LMA Fee.** CBS LLC shall pay EAT the LMA Fee, as provided for in Section 5.10 of the QEAA.

1.5 Term. The term of this Agreement (the “*Term*”) shall commence on the date that EAT acquires the Station pursuant to the Purchase Agreement and terminate upon the termination of the QEAA.

2. OBLIGATIONS AND RIGHTS OF MANAGER

Subject in all respects to the limitations and agreements in the QEAA, EAT and CBS LLC agree as follows:

2.1 Maintenance and Repair of Transmission Facilities. During the Term, CBS LLC shall (i) maintain, in all material respects, the Station’s transmission equipment and other related facilities, including the antennas, transmitters and transmission lines, in good operating condition, (ii) continue to contract with local utility companies for the delivery of electrical power to the Station’s transmitting facilities at all times in order to ensure operation of the Station and (iii) undertake such repairs as are necessary to maintain full-time operation of the Station with its maximum authorized facilities as expeditiously as reasonably possible following the occurrence of any loss or damage preventing such operation.

2.2 Main Studio. CBS LLC shall maintain a main studio for the Station as required under the Communications Act of 1934, as amended (the “*Communications Act*”), or the FCC’s rules, regulations and policies (the “*Rules*,” and together with the Communications Act, the “*Communications Laws*”).

2.3 Compliance with Laws. CBS LLC shall ensure that the operation of the Station conforms in all material respects to all applicable provisions of the Communications Laws and all other laws or regulations applicable to the Station.

2.4 Cooperation with EAT. CBS LLC shall furnish or insert within the Programming all Station identification announcements, the children’s educational/informational programming and the programming designed to address the concerns, needs and interests of the Station’s viewers required by the Communications Laws, and shall, upon request by EAT, provide (a) information about Programming that is responsive to the public needs and interests of the area served by the Station, so as to assist EAT in the preparation of any required programming reports, (b) information about the children’s educational/informational programming and the amount of commercial matter in the children’s educational/informational programming and (c) other reasonably requested information to enable EAT to prepare other records, reports and logs required by the FCC or other local, state or federal governmental agencies. CBS LLC shall maintain and deliver to EAT all records and information relating to the Programming that is required by the FCC to be placed in the public inspection file of the Station, including all records and information pertaining to the broadcast of political programming and advertisements, in accordance with the provisions of Sections 73.1943 and 73.3526 of the Rules and The Bipartisan Campaign Reform Act of 2002. CBS LLC additionally agrees that the Programming shall include closed captioning to the extent required by Part 79 of the Rules and that broadcasts of sponsored programming addressing political issues or controversial subjects of public importance will comply with the provisions of Section

73.1212 of the Rules. CBS LLC shall adhere to all applicable provisions of the Communications Laws, with respect to the carriage of political advertisements and political programming (including, without limitation, the rights of candidates and, as appropriate, other parties, to “equal opportunities”) and the charges permitted for such programming or announcements. CBS LLC shall cooperate with EAT to ensure compliance with the Rules regarding Emergency Alert System tests and alerts.

2.5 Payola and Plugola. CBS LLC shall at all times proceed in good faith to comply with the requirements of Sections 317 and 507 of the Communications Act and the related Rules.

2.6 Non-Discrimination in Advertising Contracts. In accordance with Paragraphs 49 and 50 of United States Federal Communications Commission Report and Order No. FCC 07-217, as revised by Third Erratum No. FCC 10-49, CBS LLC shall not discriminate in any contract for advertising on the Station on the basis of race or ethnicity, and all such contracts shall be evaluated, negotiated and completed without regard to race or ethnicity. CBS LLC shall include a clause to such effect in all contracts for advertising on the Station, and if requested shall provide written confirmation of compliance with such requirement.

2.7 Handling of Communications. EAT shall not be required to receive or handle mail, facsimiles, e-mails or telephone calls in connection with the Programming unless EAT has agreed to do so in writing. EAT shall promptly forward to CBS LLC all correspondence, payments, communications or other information and/or documents which it receives and which relate to the Programming, including without limitation, invoices, billing inquiries, checks, money orders, wire transfers or other payments for services or advertising.

2.8 Compliance with Copyright Act. CBS LLC shall not broadcast any material on the Station in violation of the Copyright Act or the rights of any Person. All music supplied by CBS LLC shall be (a) licensed by a music licensing agent such as ASCAP, BMI, or SESAC, (b) in the public domain or (c) cleared at the source by CBS LLC. EAT shall not be obligated to pay any music licensing fees or other similar expenses required in connection with the material broadcast by CBS LLC on the Station.

2.9 Employees. During the Term, CBS LLC will employ all employees of the Station, including a full-time management-level employee for the Station, who shall be responsible for overseeing the operations of the Station, and a qualified Chief Operator, as that term is defined in the Communications Laws, for the Station. CBS LLC shall be responsible for the salaries, taxes, insurance and related costs for all employees of the Station.

3. MISCELLANEOUS

3.1 Amendment, Modification or Waiver. No amendment, modification or waiver of any provision of this Agreement shall be effective unless made in writing and signed by the party adversely affected, and any such waiver and consent shall be

effective only in the specific instance and for the purpose for which such consent was given.

3.2 No Waiver; Remedies Cumulative. No failure or delay on the part of EAT or CBS LLC in exercising any right or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any such right or power, or any abandonment or discontinuance of steps to enforce such a right or power, preclude any other or further exercise thereof or the exercise of any other right or power. The rights and remedies of the parties to this Agreement are cumulative and are not exclusive of any right or remedies which either may otherwise have.

3.3 Governing Law; Waiver of Jury Trial. The construction and performance of this Agreement shall be governed by the laws of the State of New York without regard to its principles of conflict of law. All actions and proceedings arising out of or relating to this Agreement shall be heard and determined in a state or federal court located in New York, and the parties hereto irrevocably submit to the exclusive jurisdiction of such courts in any such action or proceeding and irrevocably waive the defense of an inconvenient forum to the maintenance of any such action or proceeding. Each party agrees not to bring any action or proceeding arising out of or relating to this Agreement in any other court. THE PARTIES HERETO HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVE TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING RELATING IN ANY WAY TO THIS AGREEMENT, INCLUDING WITH RESPECT TO ANY COUNTERCLAIM MADE IN SUCH ACTION OR PROCEEDING, AND AGREE THAT ANY SUCH ACTION OR PROCEEDING SHALL BE DECIDED SOLELY BY A JUDGE. The parties hereto hereby acknowledge that they have each been represented by counsel in the negotiation, execution and delivery of this Agreement and that their lawyers have fully explained the meaning of the Agreement, including in particular the jury-trial waiver.

3.4 Construction. Any question of doubtful interpretation shall not be resolved by any rule providing for interpretation against the party who causes the uncertainty to exist or against the drafter of this Agreement.

3.5 No Partnership or Joint Venture. This Agreement is not intended to be and shall not be construed as a partnership or joint venture agreement between the parties. Except as otherwise specifically provided in this Agreement, no party to this Agreement shall be authorized to act as agent of or otherwise represent any other party to this Agreement.

3.6 Entire Agreement. This Agreement, the QEAA, and the exhibits and schedules hereto and thereto, embody the entire agreement and understanding of the parties hereto and supersede any and all prior agreements, arrangements and understandings relating to the matters provided for herein.

3.7 Benefit and Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

Neither party may assign its rights under this Agreement without the other party's prior written consent, which consent may not be unreasonably withheld or delayed.

3.8 Headings. The headings set forth in this Agreement are for convenience only and will not control or affect the meaning or construction of the provisions of this Agreement.

3.9 Notices. Any notice, demand or request required or permitted to be given under the provisions of this Agreement shall be in writing, addressed to the following addresses, or to such other address as any party may request in writing.

If to CBS LLC:

CBS Corporation
51 West 52nd Street
New York, NY 10019
Attention: President, CBS Television Stations
Facsimile: (212) 975-6910

With a copy, which shall not constitute notice, to:

CBS Corporation
51 W. 52nd Street
New York, NY 10019
Attention: General Counsel
Facsimile: (212) 975-4215

and to:

Lerman Senter PLLC
2000 K Street, N.W.
Suite 600
Washington, DC 20006-1809
Attention: Meredith S. Senter, Esq.
Facsimile: (202) 293-7783

If to EAT:

TVPEAT, Inc.
Nine Damonmill Square, Suite 3A2
Concord, Massachusetts 01742
Attention: Jeffrey S. Towers
Facsimile: (987) 287-0055

Any such notice, demand or request shall be deemed to have been duly delivered and received (i) on the date of personal delivery, or (ii) on the date of transmission, if sent by facsimile and received prior to 5:00 p.m. in the place of receipt (but only if a hard copy is

also sent by overnight courier), or (iii) on the date of receipt, if mailed by registered or certified mail, postage prepaid and return receipt requested, or (iv) on the date of a signed receipt, if sent by an overnight delivery service, but only if sent in the same manner to all persons entitled to receive notice or a copy.

3.10 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Faxed copies of this Agreement and faxed signature pages shall be binding and effective as to all parties and may be used in lieu of the original Agreement, and, in particular, in lieu of original signatures, for any purpose whatsoever.

[Signature page follows]

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

WLNYEAT, LLC

By: _____
Name:
Title:

CBS LITV LLC

By: _____
Name:
Title: