

PURCHASE AGREEMENT

This Purchase Agreement is made as of this 14th day of August, 2020, by and among CTB Spectrum Services Two LLC (“Seller”), and SagamoreHill Lake Charles, LLC (“Buyer”).

Recitals

- A. Seller is the owner of the construction permit for W24DX-D, Iowa, Louisiana, Facility ID No. 185544 (the “Permit”).
- B. Seller has agreed to sell the Permit to Buyer, on the terms and conditions set forth herein.

Agreements

In consideration of the foregoing, and the mutual covenants and agreements set forth below, Seller and Buyer hereby agree as follows:

- 1. **Application.** The parties shall cooperate in the prompt preparation and filing of an application with the Federal Communications Commission (the “Commission”) for consent to the assignment of the Permit issued by the Commission for the Station (the “Station”) from Seller to Buyer. Such application is to be filed within five (5) business days of the date of this Agreement. The Buyer will pay the necessary filing fee to the Commission. The parties shall cooperate in the diligent submission of any additional information requested or required by the Commission with respect to such application, and shall take all steps reasonably required for the expeditious prosecution of such application to a favorable conclusion.
- 2. **Assets To Be Conveyed.** On the Closing Date, as defined in Section 11 hereof, Seller will assign, transfer, convey and deliver to Buyer:
 - a. The Permit identified on Schedule A hereto.

3. Purchase Price. The purchase price (“Purchase Price”) to be paid on the Closing Date by Buyer for the Purchased Assets shall be a cash payment of Thirty Five Thousand Dollars (\$35,000), plus or minus any prorations, to be paid to the trust account of Shainis & Peltzman, Chartered for the benefit of Seller and/or its principal at Closing in immediately available funds. At the time of execution of the instant Purchase Agreement, Buyer shall pay to Seller a non-refundable security deposit of Five Thousand Dollars (\$5,000). Payment of said deposit shall be paid to the trust account of Shainis & Peltzman, Chartered.

4. Representations and Warranties of Seller. Seller hereby represents and warrants to Buyer that:

a. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby have been duly authorized by the members of Seller. No other or further corporate act on the part of Seller is necessary to authorize this Agreement or the consummation of the transaction contemplated hereby. This Agreement constitutes the legal, valid and binding obligation of Seller, enforceable in accordance with its terms.

b. Subject to obtaining the approval of the Commission, the execution, delivery and performance of this Agreement (i) does not require the consent of any third party and (ii) will not conflict with, result in a breach of, or constitute a default under any agreement or instrument to which Seller is a party or by which Seller is bound or under any law, judgment, order, decree, rule or regulation of any court or governmental body which is applicable to Seller or the Station.

c. The Purchased Assets are and on the Closing Date will be in compliance with all applicable laws.

d. Seller knows of no reason related to its qualifications which would disqualify it from holding the Permit or assigning the Permit to Buyer. The Permit is valid and in full force and effect and constitute all of the authorizations issued by the FCC in connection with the operation of the Station. The Permit is not subject to any restriction or condition that would limit in any respect the operation of the Station as now conducted. However, should a displacement or other modification be required, Seller agrees to cooperate in any such filing. Further, all expenses, including FCC filing fees, shall be paid by Buyer.

5. Representations and Warranties of Buyer. Buyer hereby represents and warrants to Seller that:

a. This Agreement constitutes a legal, valid and binding obligation of Buyer, enforceable in accordance with its terms.

b. Buyer knows of no reason related to its qualifications that would disqualify it from acquiring the Permit from Seller.

c. Buyer has the financial resources necessary to consummate the purchase contemplated by this Agreement.

6. Expenses. The expenses involved in the preparation and consummation of this Agreement shall be borne by the Buyer.

7. Seller's Closing Conditions. All obligations of Seller to consummate the transactions contemplated by this Agreement are subject to the fulfillment, on or prior to the Closing Date, of each of the following conditions:

a. The Commission shall have consented to the assignment of the Permit to Buyer without any condition materially adverse to Seller, and such consent shall have become a

final order, no longer subject to review, reconsideration, appeal or remand under applicable laws and rules (a “Final Order”).

- b. Buyer shall have paid the Purchase Price.
- c. Buyer shall have executed and delivered to Seller the Closing Documents.

8. Buyer’s Closing Conditions. All obligations of Buyer to consummate the transactions contemplated by this Agreement are subject to the fulfillment, on or prior to the Closing Date, of each of the following conditions:

a. The Commission shall have consented to the assignment of the Permit to Buyer without any condition materially adverse to Buyer, and such consent shall have become a Final Order. Buyer may, at its sole discretion, close prior to finality.

b. Seller shall have executed and delivered to Buyer the Closing Documents and conveyed the Purchased Assets to Buyer in accordance with this Agreement.

c. All representations and warranties of Seller made herein shall be true and correct in all material respects as of the Closing Date, and Seller shall have delivered to Buyer a certificate of an officer of Seller to such effect.

d. As of the Closing Date, Seller shall have complied in all material respects with all covenants and conditions of this Agreement and Seller shall have delivered to Buyer a certificate of an officer of Seller to such effect.

e. There shall have been no material adverse change in the condition of the Purchased Assets between the date of this Agreement and the Closing Date.

f. Buyer’s obligation to close is conditioned upon the Station having a usable channel. Thus, Buyer may elect to seek an extension of Closing until the grant of a modification application for specifying a new channel.

9. Termination. This Agreement may be terminated as follows, it being agreed that time is of the essence for purposes of all deadlines or timeframes described herein:

a. If conditions to Closing set forth in Section 8 of this Agreement have not been satisfied (or waived by Seller) within one hundred twenty (120) days of the date of this Agreement, Seller may terminate this Agreement upon written notice to Buyer.

b. If the conditions of Closing set forth in Section 9 of this Agreement have been satisfied (or waived by Buyer) within one hundred twenty (120) days of the date of this Agreement, Buyer may terminate this Agreement upon written notice to Seller.

c. If either Buyer or Seller shall be in material breach of this Agreement, and such breach is not cured after ten (10) days' written notice, the other party, if not then in material breach and having received written notice thereof, may terminate this Agreement. In the event of a material breach of this Agreement by Seller, Buyer alternatively shall have the right to obtain specific performance of the terms of this Agreement, it being agreed that the Purchased Assets are unique assets. If any action is brought by Buyer pursuant to this subsection to enforce this Agreement, Seller shall waive the defense that there is an adequate remedy at law. In the event of a dispute hereunder, the prevailing party shall be entitled to recover reasonable attorney's fees from the other party.

10. Closing. The Closing, or the Closing Date, as used throughout this Agreement, shall take place in Washington, D.C. on a date selected by Buyer (with reasonable written notice to Seller) within five to ten (5-10) business days after the condition precedent described in Section 8.a and 9.a hereof is satisfied, subject to satisfaction of the other conditions precedent set forth above.

11. **Survival.** The representations and warranties of Buyer and Seller set forth above shall survive the Closing Date for a period of twenty-four (24) months (the “Survival Period”) and no claims may be brought under this Agreement unless written notice describing in reasonable detail the nature and basis of such claim is given on or prior to the last day of the Survival Period. In the event such notice is given, the right to indemnification with respect thereto under this provision shall survive the applicable Survival Period until such claim is finally resolved and any obligations with respect thereto are fully satisfied.

12. **Entire Agreement.** This Agreement, together with all schedules hereto, constitutes the entire agreement between the parties and supersedes all prior agreements.

13. **Construction and Enforcement.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of New York. Any disputes arising out of this Agreement shall be resolved in state or federal court in New York.

14. **Successors and Assigns.** This Agreement shall inure to the benefit of and be binding on the permitted successors and assigns of the parties hereto. Buyer may, without consent of Seller, assign its rights and obligations hereunder to another party.

15. **Cooperation.** Both before and after the Closing, Seller and Buyer shall each cooperate, take such actions and execute and deliver such documents as may be reasonably requested by the other party in order to carry out the provisions of this Agreement.

16. **Notices.** All notices hereunder shall be delivered in writing and shall be deemed to have been duly given if delivered and received by certified or registered mail, return receipt requested, or by expedited courier service, to the following addresses or such other addresses as any party may provide by written notice:

To Seller: CTB Spectrum Services Two LLC
c/o Laurence Zimmerman

20 West 22nd Street
Suite 1409
New York, NY 10010

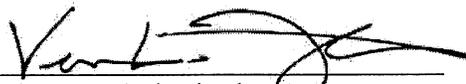
To Buyer: SagamoreHill Lake Charles, LLC
525 Blackburn Drive
Augusta, GA 30907

cc: Shainis & Peltzman, Chartered
ATTN: Aaron P. Shainis
1850 M Street, N.W., Suite 240
Washington, DC 20036

17. **Exclusivity.** While this Agreement is in effect, Seller agrees not to engage in any discussions or negotiations concerning any potential sale of the Purchased Assets to any party other than Buyer or its assigns.

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

CTB SPECTRUM SERVICES TWO LLC

By: 
Vernon Fotheringham

SAGAMOREHILL LAKE CHARLES, LLC

By: _____
Louis Wall

20 West 22nd Street
Suite 1409
New York, NY 10010

To Buyer: SagamoreHill Lake Charles, LLC
525 Blackburn Drive
Augusta, GA 30907

cc: Shainis & Peltzman, Chartered
ATTN: Aaron P. Shainis
1850 M Street, N.W., Suite 240
Washington, DC 20036

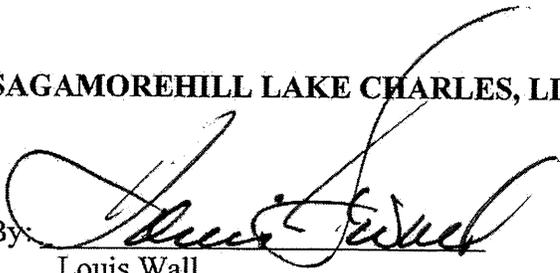
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CTB SPECTRUM SERVICES TWO LLC

By: _____
Vernon Fotheringham

SAGAMOREHILL LAKE CHARLES, LLC

By: 
Louis Wall

SCHEDULE A

W24DX-D
Iowa, LA
Facility ID No. 185544