

transaction contemplated by this Agreement.

3. Representations, Warranties and Covenants Under Agreement. Take any action which would void or mitigate any of the representations, warranties and covenants of this Agreement related to the business of the Station and the Assets to be transferred.

(b) Affirmative Covenants. Seller shall do the following:

1. Access to Information. To the extent it can do so, allow Buyer and its authorized representatives reasonable access at Buyer's expense during normal business hours to the Assets and to all other properties, equipment, books, records, contracts and documents relating to the Station;
2. Consents. Use its best efforts to obtain any necessary consents;
3. Agreement. Comply with its obligations under this Agreement.

5.2 Post-Closing Covenants. After the Closing, Seller shall take such actions, and execute and deliver to Buyer such further deeds, bills of sale, assignments, or other transfer documents as, in the reasonable opinion of counsel for Buyer, may be necessary to ensure, complete and evidence the full and effective transfer of title to the Assets to the Buyer pursuant to this Agreement.

SECTION 6

SPECIAL COVENANTS AND AGREEMENTS