

**PJ RADIO, LLC**

54 Huntingtown Road  
Newtown, CT 06470  
TEL: (203) 426-5628  
FAX: (203) 270-9213

JAMES T. MORLEY, Principal  
jtmorley@aol.com

30 October, 2009

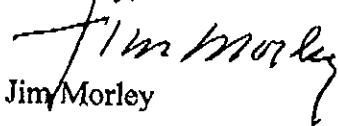
Joerg G. Klebe  
President  
Sunrise Broadcasting Co.  
P.O.Box 2307  
Newburgh, NY 12550

Dear Joerg,

Pursuant to our recent discussions, I am writing to confirm our understanding and agreement that, in addition to the terms of the attached agreement, given the uncertainty pertaining to the ultimate disposition (sale) of the PJ Radio, LLC properties (WDLC-AM and WTSX-FM, Port Jervis, NY) PJ Radio, LLC further offers it's assurance that if and only in the event that Sunrise Broadcasting of New York's bona fide offer to acquire the above named PJ Radio, LLC is turned down due to another more favorable third party offer to purchase and, further, that Sunrise will not match, in accordance with the terms of the original agreement, a refund of the total of all LMA payments made by Sunrise as of the 1 September, 2009 LMA payment will be reimbursed to Sunrise.

As the term of the current LMA agreement( see attached) ends on 31 January, 2010, PJ Radio further agrees that the term of the LMA will continue at the same monthly rate until the earlier of January 31, 2011 or the closing of the sale by PJ Radio of the stations whereupon the TBA shall terminate.

Sincerely,

  
Jim Morley

PS-Please call me at 203-426-8966 should you need to reach me.

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14 January, 2009

Joerg G. Klebe  
President  
Sunrise Broadcasting Co.  
P.O.Box 2307  
Newburgh, NY 12550

Dear Joerg,

Pursuant to our recent discussions, I am writing to confirm our understanding and agreement of the current and ongoing status of the Time Brokerage Agreement, January 31, 2005, between P J Radio, L.L.C. and Sunrise Broadcasting of New York, Inc. For your convenience I have attached a copy of the First Amendment to the TBA prepared in November, 2006 which, consistent with the terms of the TBA, remains in effect. One matter has changed, of course, the monthly lease accommodation I agreed to verbally in July, 2008 which became effective for the July payment (received in August, 2008) reducing the monthly fee to \$18,000 from \$23,000. This reduction, I agreed, reflected any diminution in WTSX-FM coverage resulting from the installation of the new WTSX-FM antenna.

Now that we have come to the end of another year under the TBA as modified, this letter sets forth our understanding and agreement that we continue the TBA arrangement effective January, 31, 2009 at a monthly rate of \$13,000; a further accommodation based on present circumstances. Accordingly, the payment due on February 1, 2009 represents the final payment at the \$18,000 adjusted rate (as these payments have been made in arrears) and the new monthly \$13,000 rate commences with the March 1, 2009 payment. The renewal term of the TBA will continue until the earlier of January 31, 2010 or closing of the sale by PJ Radio of the stations whereupon the TBA shall terminate. This last point, as previously discussed at length, envisions an event likely to take place later this year. We have, preliminarily, begun the process leading to the sale of these stations to a broader market but, as also discussed, first await receipt of Sunrise Broadcasting's intentions with respect to acquiring the stations, a gesture reflecting the original spirit of our business dealings.

Please confirm that all of the above reflects your understanding and agreement to date. I look forward to getting together again soon.

Sincerely, . .

PJ Radio, LLC

By: 

Jim Morley

PS-Please call me at 203-426-8966 should you need to reach me.

Acknowledged and Agreed:

Sunrise Broadcasting of New York, Inc.

By: 

Joerg G. Klebe