

STANDARD SHORT-TERM GROSS LEASE

BASIC TERMS

DATE: June 6, 2012.

TENANT: **CROSSROADS INVESTMENTS, LLC**, an Indiana limited liability company

ADDRESS OF TENANT: P.O. Box 2900
Anderson, IN 46018

LANDLORD: **MIDWEST COMMUNICATIONS, INC.**, a Wisconsin corporation

ADDRESS OF LANDLORD: 904 Grand Avenue
Wausau, WI 54403

ADDRESS OF PREMISES: 824 S. 3rd Street
Terre Haute, IN 47807

DESCRIPTION OF PREMISES: See attached Exhibit A.

RENT: \$125.00 per month.

COMMENCEMENT DATE: July 1, 2012.

LEASE TERM: Co-terminus with that certain Local Marketing Agreement by and between Landlord and Tenant dated of even date herewith.

TENANT'S USE: Operation of a radio broadcasting business.

STANDARD TERMS AND CONDITIONS

1. Demise. Landlord hereby leases to Tenant and Tenant leases from Landlord the Premises. The Premises shall be used for the purpose set forth in the Basic Terms, and for any other purposes incidental thereto. During the Term, Landlord further grants to Tenant a non-exclusive license access the Premises from the parking lot, to use a restroom facility within the Landlord's Property as designated by Landlord from time to time, and to park up to three vehicles in the parking lot on Landlord's Property. The Basic Terms are hereby incorporated herein by reference. Capitalized terms used in these Standard Terms and Conditions unless defined herein have the meaning given in the Basic Terms.

2. Rent. Rent shall be payable by Tenant to Landlord without notice, demand, or right to set off on or before the first day of each month during the Lease Term. Rent shall be prorated for partial months of occupancy.

3. Utilities. Landlord shall provide and pay, as and when due, all water, gas, electricity, heat, light, power, sewer, sprinkler services, and janitorial services to the Premises.

4. Taxes. Landlord shall pay all general and special real estate taxes, assessments, and other similar impositions levied and/or assessed against the Premises. Tenant shall pay all taxes and license fees against Tenant's property stored in the Premises when due and prior to delinquency.

5. Trade Fixtures. Tenant, at its own cost and expense, may erect such shelves, racking, bins, machinery, and trade fixtures (collectively "Trade Fixtures") as it desires, provided that such items do not materially alter the Premises, do not overload or damage the same, and may be removed without injury to the Premises. Tenant shall remove its Trade Fixtures and shall repair any damage caused by such removal on or prior to the last day of the Lease Term. Tenant will keep the Landlord's Property free from any mechanics', materialmens', designers', or other liens arising out of any work performed, materials furnished, or obligations incurred by or for Tenant or any person or entity claiming by, through or under Tenant. Tenant will notify Landlord in writing thirty (30) days prior to commencing any Alterations in order to provide Landlord the opportunity to record and post notices of non-responsibility or such other protective notices available to Landlord under the Laws. If any such liens are filed and Tenant, within fifteen (15) days after such filing, does not release the same of record or provide Landlord with a bond or other surety satisfactory to Landlord protecting Landlord and the Landlord's Property against such liens, Landlord may, without waiving its rights and remedies based upon such breach by Tenant and without releasing Tenant from any obligation under this Lease, cause such liens to be released by such means as Landlord reasonably deems proper, including, but not limited to, paying the claim giving rise to the lien or posting security to cause the discharge of the lien. In such event, Tenant will reimburse Landlord, as additional rent, for all amounts Landlord pays (including, without limitation, reasonable attorneys' fees and costs).

6. Signs. With Landlord's permission, which shall not be unreasonably withheld, Tenant may install and display advertising signs on the Premises. Upon vacation of the Premises, Tenant shall remove all signs and repair, paint, and/or replace the building fascia surface to which its signs are attached.

7. Insurance. Tenant, at all times during the Term, at Tenant's sole cost and expense will maintain commercial general liability insurance (providing coverage at least as broad as the current ISO form) with respect to the Premises and Tenant's activities in the Premises and upon and about the Landlord's Property, on an "occurrence" basis, with combined single limits of \$2,000,000 each occurrence. Such insurance must include specific coverage provisions or endorsements (a) naming Landlord as an additional insured; (b) waiving the insurer's subrogation rights against Landlord; and (c) providing Landlord with at least thirty (30) days' prior notice of modification, cancellation, non-renewal, or expiration. All of Tenant's insurance will be written by companies rated at least "Best A-VII." Tenant will deliver a certified copy of each policy, or other evidence of insurance satisfactory to Landlord, (a) on or before the Commencement Date (and prior to any earlier occupancy by Tenant), (b) not later than thirty (30) days prior to the expiration of any current policy or certificate, and (c) at such other times as Landlord may reasonably request. If Landlord allows Tenant to provide evidence of insurance by certificate, Tenant will deliver an ACORD Form 27 certificate and will attach or cause to be attached to the certificate copies of the endorsements this Section 10.1 requires (including specifically, but without limitation, the "additional insured" endorsement). Tenant's insurance must permit releases of liability and provide for waiver of subrogation as provided herein. To the extent not prohibited by the Laws, Tenant, on behalf of Tenant and its insurers, waives, releases, and discharges Landlord and Landlord's owners from all claims arising out of personal injury or damage to or destruction of the Premises, Landlord's Property, or Tenant's trade fixtures, other personal property or business, and any loss of use or business interruption, occasioned by any fire or other casualty or occurrence whatsoever (whether similar or dissimilar), regardless whether any such claim results from the negligence or fault of any of Landlord or Landlord's owners or otherwise, and Tenant will look only to Tenant's insurance coverage (regardless of whether Tenant maintains any such coverage) in the event of any such claim. Tenant's trade fixtures, other personal property, and all other property in Tenant's care, custody, or control, is located at the Property at Tenant's sole risk. Landlord is not liable for any damage to such property or for any theft, misappropriation, or loss of such property. Tenant is solely responsible for providing such insurance as may be required to protect Tenant against any damage to its property

8. Upkeep and Maintenance. Tenant shall, at its expense, keep the Premises in a neat and sanitary condition. Landlord shall keep and maintain the Landlord's Property in a state of good repair, fully operational, and in conformance with all applicable municipal ordinances and orders and all federal and state laws, statutes, regulations, and rules regarding sanitation, fire, and matters of like nature, and governing the maintenance and use of the Landlord's Property. Landlord shall be responsible for initiating, maintaining, and providing supervision and safety precautions and programs for the Landlord's Property.

9. Condemnation. If the Premises or any part thereof shall be taken or condemned for public purposes by public authorities resulting in a material interference with Tenant's use of the Premises, then Tenant shall have the option of terminating this Lease upon giving to Landlord written notice of such election within thirty (30) days after the condemnation judgment is entered, and the term of this Lease shall be considered terminated as of the date judgment is satisfied by payment of the award. If this Lease is not terminated, rent shall be reduced by the same proportion as the area of the Premises so taken bears to the area of the Premises prior to such taking.

10. Casualty Loss. Should the Premises be totally destroyed by fire, however caused, or other casualty, or should the Premises be damaged by fire, however caused, or other casualty, so as to require the expenditures to rebuild, repair, or replace the damaged portion of the Premises of a sum exceeding fifty percent (50%) of the fair market value of the Premises immediately prior to the damage, Landlord or Tenant shall have the option to terminate this Lease by written notice to the other within thirty (30) days after such damage or destruction. If either party does not exercise the option to terminate this Lease, as provided herein, or if no such option exists because the preceding provisions of this paragraph do not apply, the Premises shall be restored as best as practically possible to their condition just prior to such loss by and at the expense of Landlord as soon as practicable. From the date of such fire or casualty until the Premises is fully restored to its former condition, Tenant shall pay only such portion of the rent accruing from time to time as the area of that portion of the Premises not made untenable by reason of such fire or casualty shall bear to the value of the entire Leased Space.

11. Default.

(a) Tenant. It shall be a default under this Lease if Tenant shall fail to pay any installment of Rent, or any other payment required herein within ten (10) days of the date due, or (unless Tenant is diligently attempting to correct such failure) Tenant shall fail to comply with any other provision of this Lease within thirty (30) days following written notice from Landlord of such failure. Upon a default hereof by Tenant, Landlord shall have any right available thereto under law or equity.

(b) Landlord. It shall be a default under this Lease if Landlord (unless Landlord is diligently attempting to correct such failure) shall fail to comply with any other provision of this Lease within ten (10) days following written notice from Tenant of such failure. Upon a default hereof by Landlord, Tenant shall have any right available thereto under law or equity, and in addition, shall have the right to correct such fault, and receive from Landlord upon demand therefore reimbursement for all Tenant's costs incurred in correcting such default.

12. Indemnification. Tenant shall and hereby agrees to indemnify and hold Landlord harmless from any claim, demand, action, cause of action, loss, cost, expense, liability, injury, administrative order, consent agreement and order, penalty, interest, or damage, including, without limitation, reasonable attorneys' fees, and all costs and expenses of all actions, suits,

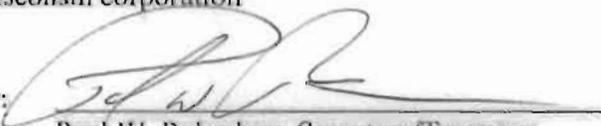
proceedings, demands, assessments, claims, and judgments resulting from, occurring in connection with, or arising out of the negligent or intentional acts or omissions of Tenant in connection with this Lease or any transaction contemplated herein.

13. Notices. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if delivered personally, or if sent by certified mail, return receipt requested, postage paid, to the parties at the addresses set forth above, and either party may by like notice at any time and from time to time designate a different address to which notices shall be sent.

14. Quiet Enjoyment. So long as Tenant shall perform its obligations under this Lease, Tenant shall peaceably and quietly enjoy the Premises, without interference or interruption by Landlord or any party claiming by or through Landlord.

15. Rules. Tenant shall comply with all rules and regulations for the use of Landlord's Property and Premises as specified from time to time and any time by Landlord.

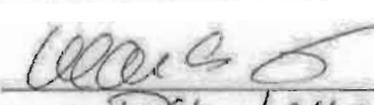
MIDWEST COMMUNICATIONS, INC., a
Wisconsin corporation

By: 

Paul W. Rahmlow, Secretary/Treasurer

CROSSROADS INVESTMENTS, LLC,
an Indiana limited liability company

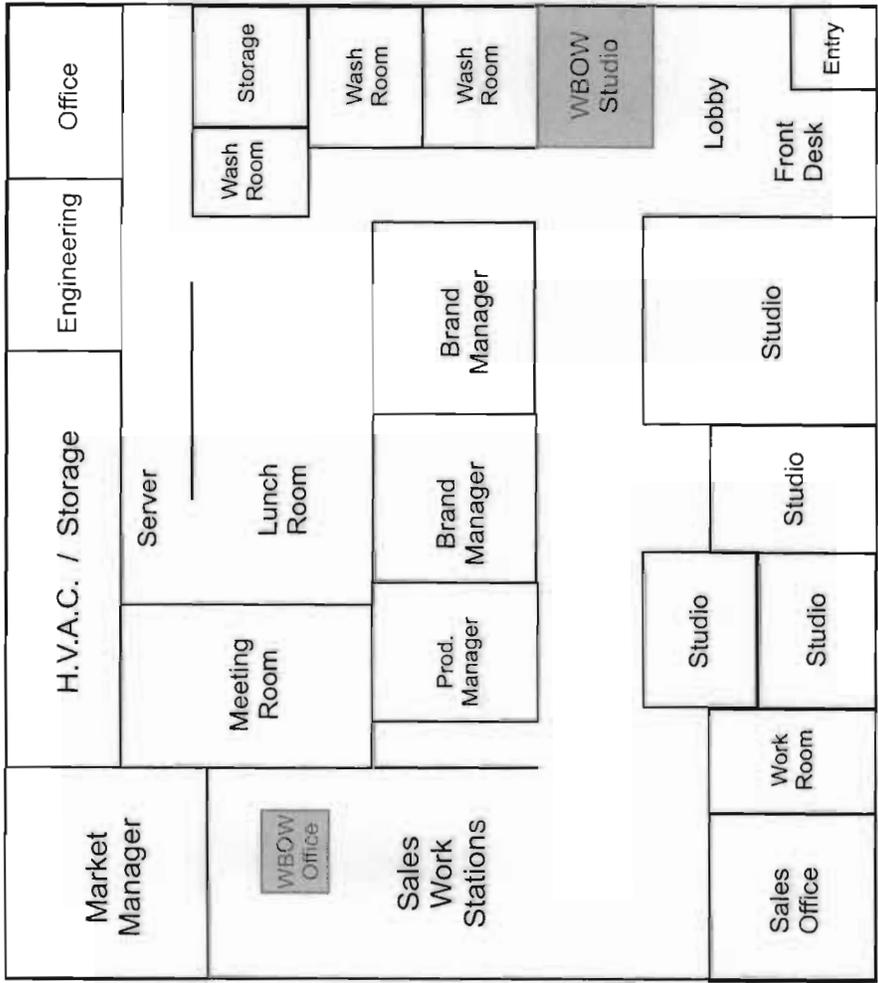
By: CROSSROADS COMMUNICATIONS, INC., its sole member

By: 

Name: Dan Lacy

Title: President

Exhibit A
 Description of Premises



Midwest Communications, Inc.
 Terre Haute Facility
 Description Of WBOW Studio / Office Space
 824 South 3rd Street, Terre Haute, Indiana 47807
 (Not To Scale) Prepared 5/24/12 by Paul Rahmlow