

## ASSET PURCHASE AGREEMENT

THIS AGREEMENT, made and entered as of this 11 th day of May, 2015 between KEVIN J. YOUNGERS (YOUNGERS COLORADO BROADCASTING LLC) (öSellerö), and RADIO.COM, LLC (öBuyerö), or its assigns or designee.

### RECITALS:

A. Seller holds a construction permit (the Permit) from the Federal Communications Commission (the FCC or Commission) for the following FM translator station (the Station):

The new FM Translator W229CG, at Cleveland, OH (FCC Facility ID No. 157726; FCC File No. BNPFT-20130820ACA ); and

B. Seller desires to sell and/or assign, and Buyer desires to purchase and/or acquire said Permit, as hereinafter set forth; and

C. Said Permit as hereafter defined, may not be assigned without the prior authorization of the FCC.

NOW THEREFORE, in consideration of the foregoing premises and the mutual representations, warranties and covenants herein contained, the Parties, intending to be legally bound, subject to the prior approval of the Commission and subject to the terms and conditions set forth herein, mutually agree as follows:

### SECTION 1 Definitions

1.1. **Definitions.** As used herein, unless otherwise defined, shall have the meaning or meanings assigned to them as described on **Exhibit 14**, hereto.

### SECTION 2 Assets To Be Sold

2.1. **Included Assets.** Subject to FCC approval and the terms and conditions described herein, Seller agrees to sell, assign, transfer, convey, set over, and deliver to Buyer on the Closing Date, and Buyer shall purchase and/or accept assignment of, the Station Permit.

2.2. **Assumption of Liabilities.** The Permit shall be transferred to Buyer free and clear of Liens. Buyer does not assume and will not be deemed by execution and delivery of this Agreement or any agreement, instrument or document delivered pursuant to or in connection with this Agreement or otherwise by reason of the consummation of the transactions contemplated hereby, to have assumed, any liabilities, obligations or commitments of Seller of any kind, whether or not disclosed to Buyer.

### SECTION 3

#### Purchase Price

3.1. **Purchase Price.** The Purchase Price shall be the aggregate paid by Buyer to Seller for the Station Assets. The Purchase Price shall be paid by Buyer at Closing in accordance with Schedule 10, pursuant to written instructions of Seller to be delivered by Seller to Buyer at least four (4) Business Days prior to Closing.

3.2. **Allocation of Purchase Price.** Buyer and Seller agree to allocate the Purchase Price, in accordance with **Schedule 10**. Seller and Buyer shall use such allocation for all purposes related to the valuation of the Assets, including, without limitation, in connection with any federal, state, county or local Tax returns filed after such allocation shall be agreed upon. Unless required to do so in accordance with a "determination" as defined in Section 1313(a) (1) of the Code, neither Seller nor Buyer shall take any position in any Tax return, Tax proceeding, Tax audit or otherwise that is inconsistent with such allocation.

3.3. **Deposit.** Within three (3) Business Days after this agreement is signed by both Seller and Buyer, Buyer will pay seller a deposit of **ONE THOUSAND AND NO/100 U.S. DOLLARS**. Within two (2) Business Days after receipt of the deposit, Seller will file the transfer application, FCC Form 345, with the FCC.

### SECTION 4

#### Commission Application

4.1. **Commission Consent.** Notwithstanding anything to the contrary, the assignment of the Permit to Buyer is subject to prior FCC Consent. Following the execution of this Agreement, Buyer and Seller shall file, or cause to be filed, with the Commission the FCC Application and other necessary instruments required to obtain such FCC Consent, and agree thereafter to prosecute said FCC Application with all reasonable diligence and otherwise to reasonably cooperate with each other and to use their commercially reasonable best efforts to obtain the requisite FCC Consent promptly and to carry out the provisions of this Agreement. Seller and Buyer hereby mutually agree to provide whatever additional information the Commission reasonably requests in processing said FCC Application, and that such information will be furnished within the time established by the Commission in its request or any reasonable and necessary extension thereof; *provided, however*, that neither party shall be required to petition for review or to file an appeal of any decision by the Commission or the Staff of the Commission denying the FCC Application.

4.1.1. **Delays and Prosecution.** If the Commission fails through no fault or default on the part of Buyer or Seller to give its consent to the assignment of the Permit for the Station from Seller to Buyer within six (6) months following the date of the Commission's public notice of the acceptance for filing of the FCC Application, or if said FCC Application should be set for evidentiary hearing (other than a hearing at which only oral argument is to be presented) by the Commission for any reason, this Agreement may be terminated by either party at its option without further obligation or liability hereunder; *provided, however*, that the terminating party may not so terminate this Agreement if it is in material default un-

der any provision of this Agreement. In the event of such termination, the Deposit shall be retained by Buyer, if the reason for the FCC's failure to consent or setting of an evidentiary hearing is not due to Buyer's fault for whatever reason.

4.1.2. **Application Expenses.** Buyer and Seller shall each be responsible for their own expenses incurred in the preparation, filing and prosecution of the Assignment Application before the Commission. Buyer and Seller shall equally share the reasonable and necessary costs of any FCC Application and any publication fees due in connection with the filing of the FCC Application.

4.2. **Control of Station.** Between the date of this Agreement and the Closing Date, Buyer will not directly or indirectly control, supervise, or direct, or attempt to control, supervise, or direct the construction and/or operation of the Station, but such activities, if any, shall be the sole responsibility of Seller.

## **SECTION 5**

### **Representations And Warranties Of The Seller**

5.1. **Preamble.** Seller hereby makes the representations and warranties set forth in this **Section 5**, which shall continue to and shall be deemed to have been made again at the Closing, and shall survive the Closing Date. The truth and accuracy of all such covenants, representations and warranties shall continue until the Closing Date as a condition precedent to the obligations of Buyer hereunder.

5.1.1. **Organization.** Seller is duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization, and, as applicable or necessary, will take such reasonable steps as may be required so as to be qualified to do business in each jurisdiction in which the Station Permit is located. Seller has the requisite power and authority to execute and deliver this Agreement, to consummate the transactions contemplated hereby and to comply with the terms, conditions and provisions hereof and thereof.

5.1.2. **Authorization.** Seller's Permit has been duly approved and authorized and does not require any further authorization or consent of Buyer. This Agreement is a legal, valid and binding agreement of Seller enforceable in accordance with its respective 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).

5.1.3. **No Conflicts.** Neither the execution and delivery by Seller of this Agreement and the Seller Ancillary Agreements or the consummation by Seller of any of the transactions contemplated hereby or thereby, nor compliance by Seller with or fulfillment by Seller of the terms, conditions and provisions hereof or thereof will: (i) conflict with any (a) organizational documents of Seller; or (b) law, judgment, order, or decree to which Seller is subject; or (ii) require the approval, consent, authorization or act of, or the making by Seller of any declaration, filing or registration with, any third party or any foreign, federal, state or local court, governmental or regulatory authority or body, except the Governmental Consents,

5.1.4. **Permit.** Seller holds the Permit described on **Exhibit 1**. Such Permit constitutes all of the authorizations required under the Act and/or the Rules and Regulations for the Station. The Permit is in full force and effect and has not been revoked, suspended, canceled, rescinded or terminated and has not expired. There is not pending or, to Seller's Best Knowledge, threatened any action by or before the FCC to revoke, suspend, cancel, rescind or Materially Adversely modify the Permit (other than proceedings, of general applicability, to amend the Rules and Regulations), and there is not now issued or outstanding, by or before the FCC, any order to show cause, notice of violation, notice of apparent liability, or notice of forfeiture against Seller with respect to the Permit.

5.1.4.1. **Maintain the Permit.** Until the Closing, Seller shall exercise all efforts necessary to maintain, preserve and protect the Permit.

5.1.5. **Taxes.** Seller has, in respect of the Station, filed all foreign, federal, state, county and local income, excise, property, sales, use, franchise and other tax returns and reports which are required to have been filed by it under applicable law and has paid all taxes which have become due pursuant to such returns or pursuant to any assessments which have become payable.

5.1.6. **Compliance with Law; No Litigation.** Seller has complied in all Material respects with all laws, regulations, rules, writs, injunctions, ordinances, franchises, decrees or orders of any court or of any foreign, federal, state, municipal or other governmental authority which are applicable to the Station or the Station Assets. There is no action, suit or proceeding pending or, to Seller's Best Knowledge, threatened against Seller and, to Seller's Best Knowledge, there are no claims or investigations, litigation pending or threatened, nor any judgment or decree outstanding or threatened against Seller in respect of the Permit, or which might adversely affect the Permit or Seller's power, authority or ability to enter into this Agreement and to carry out the transactions contemplated herein. Seller does not know or have reasonable grounds to know of any threats of any such claim, litigation, proceeding or investigation.

5.1.7. **No Finder.** No broker, finder or other person is entitled to a commission, brokerage fee or other similar payment in connection with this Agreement or the transactions contemplated hereby as a result of any agreement or action of the Buyer or Seller or any party acting on Buyer's or Seller's behalf.

5.1.8. **No Insolvency.** No insolvency proceedings of any character including without limitation, bankruptcy, receivership, reorganization, composition or arrangement with creditors, voluntary or involuntary, affecting the Seller are pending or, to Seller's Best Knowledge, threatened, and Buyer has made no assignment for the benefit of creditors, nor taken any action with a view to, or which would constitute the basis for, the institution of any such insolvency proceedings.

5.1.9. **Binding Agreement.** This Agreement has been duly executed and delivered by Seller and constitutes a valid and binding obligation of Seller enforceable against Seller in accordance with the terms of this Agreement, except as limited by laws affecting creditors' rights or equitable principles generally.

## SECTION 6

### Warranties, Representations and Covenants of Buyer

6.1. **Preamble.** Buyer hereby makes the representations and warranties set out in this Section 6, which representations and warranties shall continue to and shall be deemed to have been made again on the Closing Date, and shall survive the Closing Date:

6.1.1. **Organization.** Buyer is duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization, and as of the Closing Date shall be qualified to do business in each jurisdiction in which the Station Assets are located. Buyer has the requisite power and authority to execute and deliver this Agreement and the Buyer Ancillary Agreements, pursuant hereto, to consummate the transactions contemplated hereby and thereby and to comply with the terms, conditions and provisions hereof and thereof.

6.1.2. **Authorization.** Buyer's Authorization has been duly approved and authorized and does not require any further authorization or consent of Buyer. This Agreement is a legal, valid and binding agreement of Buyer enforceable in accordance with its respective 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).

6.1.3. **No Conflicts.** Neither the execution and delivery by Buyer of this Agreement and the Buyer Ancillary Agreements or the consummation by Buyer of any of the transactions contemplated hereby or thereby, nor compliance by Buyer with or fulfillment by Buyer of the terms, conditions and provisions hereof or thereof will: (i) conflict with any (a) organizational documents of Buyer; or (b) law, judgment, order, or decree to which Buyer is subject; or (ii) require the approval, consent, authorization or act of, or the making by Buyer of any declaration, filing or registration with, any third party or any foreign, federal, state or local court, governmental or regulatory authority or body, except the Governmental Consents or any third-party consent to assign those Station Contracts.

6.1.4. **Binding Agreement.** This Agreement has been duly executed and delivered by Buyer and constitutes a valid and binding obligation of Buyer enforceable against Buyer in accordance with the terms of this Agreement, except as limited by laws affecting creditors' rights or equitable principles generally.

6.1.5. **Financial Ability.** Buyer has the requisite financial resources to undertake and perform Buyer's obligations pursuant to this Agreement, including the payment of the Purchase Price and other closing expenses of Buyer contemplated by this Agreement.

## SECTION 7

### Conditions For Closing

7.1. **Conditions precedent to Obligations of Buyer.** The obligations of the Buyer under this Agreement are subject to the satisfaction of each of the following express conditions prece-

dent (provided that Buyer may, at its election, waive any of such conditions on the Closing Date, notwithstanding that such condition is not fulfilled on the Closing Date):

7.1.1. **FCC Consent.** The FCC Consent to the transaction proposed herein shall have been granted and public notice thereof shall have been publicly released by the FCC.

7.1.2. **Seller's Effective Representations.** Each of the Seller's representations and warranties contained in this Agreement or in any exhibit, certificate or document delivered pursuant to the provisions hereof, shall be true and correct in all material respects at and as of the Closing Date with the same force and effect as if each such representation or warranty were made at and as of such time.

7.1.3. **Valid Authorizations.** Seller shall be the holder of the Permit and said Permit shall be valid and in good standing with the FCC. Seller shall have taken all the necessary corporate action to authorize and to consummate this transaction.

7.1.4. **No Liens.** Except for Permitted Liens, there shall be no material outstanding Liens or other charges or encumbrances on the Permit.

7.2. **Conditions Precedent to Obligations of Seller.** The performance of the obligations of the Seller under this Agreement is subject to the satisfaction of each of the following express conditions precedent (provided that Seller may, at its election, waive any of such conditions at Closing, notwithstanding that such condition is not fulfilled on the Closing Date, and Seller's acceptance of the Purchase Price shall be deemed a waiver of any condition precedent not otherwise satisfied).

7.2.1. **FCC Consent.** The FCC Consent to the transaction proposed herein shall have been granted and public notice thereof shall have been publicly released by the FCC.

7.2.2. **Buyer's Effective Representations.** Each of Buyer's representations and warranties contained in this Agreement or in any certificate or document delivered pursuant to the provisions hereof, shall be true in all material respects at and as of the Closing Date as though each such representations or warranty was made at and as of such time.

7.2.3. **Valid Authorization.** Buyer shall have taken all the necessary corporate action to authorize and to consummate this transaction.

7.2.4. **Buyer's Action.** Buyer shall deliver, and/or cause to be delivered, to Seller on the Closing Date the Purchase Price required to be paid and delivered by Buyer pursuant to **Section 3.1** hereof.

## **SECTION 8**

### **Performance at Closing**

8.1. **Seller's Performance.** As further conditions to Buyer's obligation to close hereunder, at the Closing the Seller shall:

8.1.1. **Permit Assignment.** Deliver to Buyer, in a form and substance reasonably acceptable to counsel for Buyer, assignment of the Permit set forth in **Exhibit 1**, hereto, transferring the same to Buyer in customary form and substance.

8.1.2. **Bill of Sale.** Deliver to Buyer a bill of sale in a form and substance reasonably acceptable to counsel for Seller and Buyer.

8.1.3. **Transfer Instruments.** Deliver to Buyer such other assignments and further instruments of transfer as Buyer may reasonably require to effectuate the assignment to it of those contracts, leases and agreements to be assumed by Buyer pursuant to this Agreement, as well as deeds, documents of title and other instruments of conveyance, assignment and transfer as reasonably may be necessary to convey, transfer and assign the other Station Assets to Buyer, free and clear of Liens, except for Permitted Liens.

8.1.4. **Bring-down Certificate.** At Closing, Seller shall deliver to Buyer a certificate affirming the representations and warranties contained in **Section 5.1** and its subparts.

8.2. **Buyer's Performance.** As a further condition to Seller's obligation to close hereunder, at the Closing Buyer shall:

8.2.1. **Purchase Price.** Deliver to Seller, in accordance with the provisions of this Agreement, the Purchase Price.

8.2.2. **Bring-down Certificate.** At Closing, Buyer shall deliver to Seller a certificate affirming the representations and warranties contained in **Section 6.1** and its subparts.

## **SECTION 9**

### **Indemnifications**

9.1. **Seller's Indemnities.** Seller shall indemnify, defend and hold harmless Buyer from and against any and all loss, cost, liability, damage and/or expense (including legal and other expenses incident thereto) of every kind, nature or description, up to an aggregate and total maximum amount not to exceed the Purchase Price, arising out of (a) the breach of any representation or warranty of Seller set forth in this Agreement; (b) the breach of any of Seller's covenants or other agreements contained in or arising out of this Agreement or the transactions contemplated hereby.

9.2. **Buyer's Indemnities.** Buyer shall indemnify, defend and hold harmless Seller and its affiliates from and against any and all loss, cost, liability, damage and/or expense (including legal and other expenses incident thereto) of every kind, nature or description, up to an aggregate and total maximum amount not to exceed the Purchase Price, arising out of (a) the breach of any representation or warranty of Buyer set forth in this Agreement, (b) the breach of any of its covenants or other agreements contained in or arising out of this Agreement or the transactions contemplated hereby, and (c) the operations or business of Buyer or the Station and Station Assets on or after the Closing Date, regardless of whether disclosed in any schedule or document and regardless of whether constituting a breach by Buyer of any representation, warranty, covenant or agreement, and any other liability or obligation of Buyer.

9.3. **Notice of Claim.** Buyer or Seller, upon discovery of (i) the breach of any of the representations, warranties or covenants of the other party, or (ii) claims which are subject to indemnification under this Agreement, shall give to the other prompt written notice of the discovery of such breach or claim. If any action, suit, or proceeding shall be commenced against, or

any claim or demand be asserted against, Buyer or Seller or other person entitled to indemnification hereunder, as the case may be, in respect of which such Claimant proposes to seek indemnification from a party under this **Section 9**, then such Claimant shall notify the Indemnitor to that effect in writing with reasonable promptness; *provided* that the Claimant's failure to do so shall not preclude it from seeking indemnification hereunder unless such failure has materially prejudiced the Indemnitor's ability to defend such Claim.

9.4. ***Right to Defend.*** Should any claim or liability be asserted by a third party against a Claimant which would give rise to a claim for indemnification under the provisions of this **Section 9** by a party to this Agreement, then the Claimant shall promptly notify, in writing, the Indemnitor, and the Indemnitor shall be entitled, at its own expense, and upon written notice to the Claimant, to compromise or defend such claim, including, without limitation, the employment of counsel reasonably satisfactory to Claimant and the payment of all expenses. Claimant shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of Claimant unless (i) Indemnitor agrees to pay such fees and expenses or has failed promptly to assume the defense of such action or proceeding and employ counsel reasonably satisfactory to Indemnitee in any such action or proceeding, or (ii) the named parties to any such action or proceeding include both Indemnitor and Claimant and Claimant has been advised by counsel that there is a conflict of interest between the parties' positions such that separate representation is required, in which case the costs and expenses of such separate counsel will be covered by Indemnitor. The Claimant may not settle any claim without the consent of the Indemnitor, except upon terms and conditions offered or consented to by the Indemnitor.

## **SECTION 10**

### **Application Prosecution; Remedies; Termination; Broadcast Failure**

10.1. ***Application Prosecution.*** In the event that either party fails to exercise good faith and fails through its fault to supply to the Commission a substantially complete and acceptable FCC Application, as such portion thereof applies to each respectively, within the time limit hereinafter set forth, or either party fails to exercise good faith and fails through its own fault to supply appropriate amendments pertaining to the FCC Application within twenty-five (25) days (or such longer period as shall be fixed by the Commission for response) of the date upon which such data is requested, either orally or in writing, by Commission personnel, or if either party, after the Commission grant of the FCC Application fails through its own fault or refuses in bad faith to close as herein provided, such fault or failure will be considered to be a willful and material breach of this Agreement.

10.2. ***Remedies on Breach.*** The Parties acknowledge that the Station is of a special, unique and extraordinary character and that damages are inadequate to compensate for any breach of this Agreement. Accordingly, in the event of a breach by Seller of its representations, warranties, covenants, conditions precedent or obligations under this Agreement, Buyer's sole election in lieu of other remedies available to it, and subject to obtaining any requisite approval of the FCC, is to seek a decree of specific performance requiring Seller to fulfill its obligations under this Agreement. The foregoing remedies shall be available only to a party that is not in material breach of this Agreement at the time any such remedy is asserted by it, and upon writ-



ten notice to the other party. The prevailing party shall be entitled to recover its reasonable legal expenses, including attorneys' fees (at trial and on appeal) from the losing party. Buyer shall have the right specifically to enforce the performance of the Seller under this Agreement without the necessity of posting any bond or other security, and the Seller hereby waives the defense in any such suit that Buyer has an adequate remedy at law and Seller agrees not to interpose any opposition, legal or otherwise, as to the propriety of specific performance as a remedy. In the event of a breach by Buyer of its representations, warranties, covenants, conditions precedent or obligations under this Agreement, Seller's sole remedy shall be the retention of any Payments made pursuant to that Option Agreement between the Parties dated May 22, 2013, as liquidated damages.

10.2.1. **Opportunity to Cure.** If Seller or Buyer believes the other to be in default hereunder, the party believing a default has occurred shall provide the other with written notice specifying in reasonable detail the nature of such default. If the default has not been cured by the earlier of: (i) the Closing Date, or (ii) within ten (10) Business Days after delivery of that notice, then, subject to the provisions of this Agreement, the party giving such notice may terminate this Agreement and/or exercise the remedies available to such party pursuant to this Agreement.

10.3. **Termination.** This Agreement may be terminated, by written notice given by either party to the other party hereto, at any time prior to the Closing Date as follows (provided that no party may terminate this Agreement if such Party's breach of its obligations hereunder is the cause of the circumstances upon which such termination is based):

10.3.1. **Written Consent.** By mutual written consent of the Parties;

10.3.2. **Order or Decree.** By either party, if a court of competent jurisdiction or governmental, regulatory or administrative agency or commission having jurisdiction over the Parties and the Agreement shall have issued a valid order, decree or ruling or taken any other valid action, in each case permanently restraining, enjoining or otherwise prohibiting the transaction contemplated by this Agreement and such valid order, decree, ruling or other action shall have become final and nonappealable or any governmental or other third party consent approval, regulatory requirement or decree necessary for the consummation of the transaction has not been or cannot be obtained during the Effective Term;

10.3.3. **Breach by Seller.** By Buyer if Seller fails to materially perform, or materially breaches, any of its obligations, representations, warranties or duties under this Agreement and Seller has not reasonably cured such failure to materially perform, or such material breach, in accordance with **Section 10.2.1**, above;

10.3.4. **Breach by Buyer.** By Seller if Buyer fails to materially perform, or materially breaches, any of its obligations, representations, warranties or duties under this Agreement and Buyer has not reasonably cured such failure to materially perform, or such material breach, in accordance with **Section 10.2.1**, above;

10.3.5. **FCC Denial.** By either party, if the FCC denies the FCC Application and such denial becomes final and nonappealable;

10.3.6. ***Lapse of Time.*** By either party, if the Closing has not occurred within the Effective Term, unless such period is extended or postponed by either of the Parties as provided in this Agreement; or

10.3.8. ***Failure to Consummate.*** By either party, if the consummation of this Agreement does not occur within the Effective Term, unless the Effective Term is extended by mutual agreement of Buyer and Seller.

10.4. ***Non Exclusive Termination Rights.*** The termination rights provided in **Section 10.3**, and its subparts, are in addition to, and do not preclude, any other termination rights of the Parties provided in this Agreement.

## **SECTION 11**

### **Miscellaneous Governing Provisions**

11.1. ***Governing Provisions.*** Additional provisions that shall govern the operation and interpretation of this Agreement are set forth on **Exhibit 12**, and hereby are incorporated as if fully set forth herein.

#### ***11.2. Listing of Exhibits and Schedules.***

| <b>DOCUMENT</b> | <b>IDENTIFICATION</b>  |
|-----------------|--|
| Exhibit 1       | Listing of Permit(s) and other local, state and federal permits, authorizations and licenses |
|                 |  |
| Schedule 7      | Excluded Property  |
|                 |  |
| Exhibit 9       | Purchase Price Enumeration   |
| Schedule 10     | Purchase Price Allocation Schedule   |
|                 |  |
| Exhibit 12      | Miscellaneous Governing Provisions   |
| Exhibit 13      | Notice   |
| Exhibit 14      | Definitions  |

[ SIGNATURE PAGE IS NEXT ]

[ SIGNATURE PAGE TO FACILITY ID NO. 157726 ASSET PURCHASE AGREEMENT ]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be signed and executed by their proper thereunto duly authorized as of the day and year above written.

SELLER: **KEVIN J. YOUNGERS**  
(YOUNGERS COLORADO BROADCASTING LLC)

By: Kevin J. Youngers 5/11/2015  
Name: Kevin J. Youngers  
(Youngers Colorado Broadcasting LLC)

BUYER: **RADIO.COM, LLC**

By: [Signature] 5/11/2015  
Name: Dale Edwards  
Title: Managing Member

## Exhibit 1

### FCC Permit and other Permits, Authorizations, Licenses

| CALL<br>SIGN | COMMUNITY<br>OF LICENSE | FACILITY ID<br>No. | FCC FILE NO.          | DESCRIPTION            | EXPIRATION<br>DATE |
|--------------|-------------------------|--------------------|-----------------------|------------------------|--------------------|
| W229CG       | Cleveland,<br>OH        | 157726             | BNPFT-<br>20130820ACA | Construction<br>Permit | 02/18/18           |

## **Schedule 7**

### **Excluded Assets**

Seller's corporate records and tax returns and all other documentation of any kind that does not pertain directly to the Station.

## **Exhibit 9**

### **PURCHASE PRICE ENUMERATION**

1. *Aggregate Purchase Price* = **NINETY THOUSAND AND NO/100 U.S. DOLLARS** (90,000.00), to be allocated and paid, subject to adjustments, as in Exhibit 10.

## **Schedule 10**

### **Purchase Price Allocation**

#### ***Payment of the Purchase Price.***

1. Deposit of **ONE THOUSAND AND NO/100 U.S. DOLLARS** (\$1,000.00) due within 3 days of signing of this Asset Purchase Agreement. (Deposit is nonrefundable.)
2. Down Payment of **NINE THOUSAND AND NO/100 U.S. DOLLARS** (\$9,000.00) due at closing.
3. Balloon Payment of **TWENTY THOUSAND AND NO/100 U.S. DOLLARS** (\$20,000.00) due on March 1<sup>st</sup>, 2016.
4. A note carried by seller of **SIXTY THOUSAND AND NO/100 U.S. DOLLARS** (\$60,000.00) at an interest of **4%**. This note will consist of **72 months** of a payment of **NINE HUNDRED THIRTY EIGHT AND SEVENTY-ONE/100 DOLLARS** (\$938.71) due at the 1<sup>st</sup> of every month. These payments will start on the second calendar month after closing. The balance of this note may be paid in full at any time during the 72 month payment term without penalty.

## Exhibit 12

### Miscellaneous Governing Provisions

1. **Announcements/Press Releases.** All announcements and press releases concerning this Agreement and the transactions contemplated herein shall be mutually agreed to by Buyer and Seller prior to their release. Buyer and Seller agree that, except as and to the extent that such is required by law or by the Rules and Regulations, there shall be no public announcement or press release issued concerning this Agreement and the transactions contemplated herein until the FCC Application is accepted for filing by the FCC.

2. **Broker.** Buyer and Seller warrant that no broker is involved regarding this transaction, and each agrees to hold the other harmless as against any claim of any broker arising out of or as a consequence of the respective actions of Buyer and Seller.

3. **Confidentiality.** Subject to the requirements of applicable law, Buyer and Seller shall each keep confidential all information obtained by them with respect to the other party hereto in connection with this Agreement and the negotiations preceding this Agreement, and will use such information solely in connection with the transactions contemplated by this Agreement, and if the transactions contemplated hereby are not consummated for any reason, each shall return to each other party hereto, without retaining a copy thereof, any schedules, documents or other written information obtained from such other party in connection with this Agreement and the transactions contemplated hereby. Notwithstanding the foregoing, no party shall be required to keep

confidential which is: (i) known or available through other lawful sources, not bound by a confidentiality agreement with the disclosing party; (ii) or becomes publicly known through no fault of the receiving party or its agents; (iii) required to be disclosed pursuant to an order or request of a judicial or governmental authority (provided the party other than the disclosing party is given reasonable prior notice of the order or request and the purpose of the disclosure); (iv) developed by the receiving party independently of the disclosure by the disclosing party, (v) disclosed in connection with the enforcement of the rights and remedies of such party hereunder, or (vi) disclosed to its affiliates, agents, auditors and consultants.

4. **Counterparts.** This Agreement may be executed in counterparts, all of which together shall comprise one and the same instrument.

5. **Entire Agreement.** This Agreement and the documents relating to the transactions contemplated herewith set forth the entire agreement of the Parties and is intended to supersede all prior negotiations, understandings, and agreements and cannot be altered, amended, changed or modified in any respect unless such alteration, amendment, change or modification shall have been agreed to by each of the Parties hereto and reduced to writing in its entirety and signed and delivered by each party.

6. **Explication.** Unless the context of this Agreement clearly requires otherwise, references to the plural include the singular and to the singular include the plural, references to any gender include any other



gender, the part includes the whole, the term "including" is not limiting, and the term "or" has, except where otherwise indicated, the inclusive meaning represented by the phrase "and/or." The words "hereof," "herein," "hereby," "hereunder," and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement. Article, section, subsection, clause, schedule and schedule references are to this Agreement, unless otherwise specified. Any reference in or to this Agreement or any of the Ancillary Agreements includes any and all permitted alterations, amendments, changes, extensions, modifications, renewals, or supplements thereto or thereof, as applicable.

**7. Good Faith.** All Parties hereto shall act in good faith performing and discharging their respective duties and obligations hereunder. Further, each of the Parties, upon the reasonable request of the other, will take such other action and execute and deliver such further instruments of assignments, conveyance and transfer as may be reasonably necessary to assure, complete and evidence the full and effective transfer and conveyance of the Assets pursuant to this Agreement.

**8. Governing Law.** The Parties agree that this Agreement will be interpreted, construed, and enforced under and according to the laws of the State of Ohio.

**9. Headings.** The headings of the Sections of this Agreement are for convenience of references only, and do not form a part thereof, and do not in any way modify, interpret or affect the terms of this Agreement.

**10. No Assignment.** Neither Buyer nor Seller may assign its rights, duties or obligations hereunder without the prior

written consent of the other party. Nothing in this Agreement, express or implied, is intended to or shall confer on any person other than the Parties hereto and their respective successors and assigns, any right, remedies, obligations or liabilities under or by reason of this Agreement. Seller shall be a third party beneficiary to this Agreement.

**11. Non-Disclosure of Proprietary Information.** Except with the written permission of the other party, which shall not be unreasonably withheld or delayed, Buyer and Seller, and their respective officers, directors, owners, and Affiliates, jointly and severally, agree that for the term of one (1) year from the Closing Date, they shall not, directly or indirectly, disclose or divulge to any unauthorized person or entity or in any way whatsoever use for their commercial advantage, or to the other party's commercial disadvantage, any Proprietary Information. Neither party, or their respective officers, directors, owners and Affiliates shall be deemed to have violated this confidentiality covenant should a disclosure be made as required by, but only to the extent such disclosure is (i) required by, the valid and legal order of any court or governmental authority or agency and provided that the disclosing party shall have given prior notice to the other party of any such order, (ii) required in connection with audits and inspections of the books of such party or in connection with enforcement of rights and remedies hereunder, (iii) to its affiliates, agents, auditors and consultants. The provisions of this Section shall be specifically enforceable against either party in a court of law, and such enforcement shall not bar the pursuit of other remedies.

**12. Notice.** Any notice required hereunder shall be in writing, including by facsimile, and any payment, notice or other

communications shall be delivered personally, or mailed by certified mail, postage prepaid, with return receipt requested, or delivered to FedEx (Federal Express), or any other nationally recognized overnight delivery service for next morning delivery or when dispatched by facsimile transmission (with the facsimile transmission confirmation being deemed conclusive evidence of such dispatch), or by electronic mail with such notice attached in Portable Document Format (PDF) and sent with requests for delivery and read receipts, the return of such receipts being deemed conclusive evidence of such dispatch, in each case addressed to the persons, Parties or entities identified on **Exhibit 13**, hereto.

12.1. **Alternate Addressees.** Notice, as provided by this Section, may be given to any other person or party, as any party hereto may in the future designate in writing, upon due notice to the other party(is).

12.2. **Date of Notice, Action.** The receipt for deposit with the U.S. Mail or courier service specified herein shall establish the date of such notification or communication. If any notification, communication or action is required or permitted to be given or taken within a certain period of time and the last date for doing so falls on a Saturday, Sunday, a federal legal holiday or legal holiday by law in the Commonwealth of Pennsylvania, the last day for such notification, communication or action shall be extended to the first date thereafter which is not a Saturday, Sunday or such legal holiday.

13. **No Waiver.** No provision, condition or covenant of this Agreement shall be waived by either party hereto except by a written instrument delivered to the other party and signed by the party consenting to

and to be charged with such waiver. Any provision, condition or covenant which may be waived only with the mutual consent of both Buyer and Seller shall be evidenced by a written instrument signed by both parties.

14. **Schedules and Exhibits.** All schedules, exhibits and riders attached to this Agreement shall be deemed part of this Agreement and incorporated herein, where applicable, as if set forth in full herein.

15. **Section 73.1150 Statement.** Both the Seller and Buyer agree that following Closing, Seller will have retained no rights of reversion of the Permit for the Station, no right to the reassignment of the Permit for the Station in the future, and has not reserved the right to use the facilities of the Station in the future for any reason whatsoever.

16. **Severability.** In the event that any of the provisions contained in this Agreement is held to be invalid, illegal or unenforceable shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had not been contained herein.

17. **Time.** Time shall be of the essence in this Agreement.

## Exhibit 13

### Notice

NOTICE TO BE PROVIDED UNDER THIS AGREEMENT SHALL BE MADE TO THE FOLLOWING PERSONS AND ADDRESSES:

If to  
Seller: **KEVIN J. YOUNGERS**  
Youngers Colorado Broadcasting LLC  
1951 28<sup>th</sup> Ave Unit 29  
Greeley, CO 80634

With a  
copy  
to:\*

If to  
Buyer : **RADIO.COM, LLC**  
P.O. Box 221343  
Beachwood, OH 44122

With a  
copy  
to:\*

\*which shall not constitute notice.

## EXHIBIT 14 – DEFINITIONS

The capitalized terms in this Agreement, unless otherwise defined, shall have the following meaning(s).

1. **Act** or **the Act** shall mean and refer to the Communications Act of 1934, as amended.

2. **Affiliate** or **Affiliates** means any entity or person, directly or indirectly, owning or controlling, or that is owned or controlled by, or under common ownership or control (in whole or in part) with Buyer, Seller or Seller.

3. **Assets** means all the Station Assets to be sold by Seller to Buyer as identified on **Exhibit 1** hereto.

4. **Assignment Application** means the FCC Application requesting the FCC's written consent to the assignment of the Permit from Seller to Buyer.

5. **Best Knowledge** e.g. to the Best of Seller's Knowledge, means that the Party professing Best Knowledge has conducted a diligent inquiry among and between employees, principals and agents, and conducted a general review of its own files and records, and the files and records of its agents pertaining to that party and relating to the subject matter to which Best Knowledge is asserted.

6. **Business Day** means any calendar day, excluding Saturdays and Sundays, on which federally chartered banks in the city of Pittsburgh, Pennsylvania, are regularly open for business.

7. **"Buyer"** means Radio.com, LLC, an Ohio limited liability company.

8. **Buyer's Authorization** means Buyer's due, full and requisite approval and authorization, fully in accordance with Buyer's organizational and governing

documents, of the execution, delivery and full performance of this Agreement by Buyer.

9. **"Claimant"** Whether the Seller or Buyer, or third-party entitled to indemnification under this Agreement, the term **Claimant** shall mean the Party to this Agreement against which any claim or liability may be asserted by a third party which would give rise to a claim for indemnification under the provisions of this Agreement by a Party to this Agreement.

10. **Closing** means the performance of all acts, fulfillment of all conditions, and execution of all documents and instruments, including but not limited to the documents referred to in this Agreement as may be necessary to effectively transfer the Assets from Seller to Buyer and to consummate all other transactions hereby contemplated and herein agreed to, on the Closing Date.

11. **Closing Date** means the date of closing this transaction, which shall occur no more than seven business days following the initial FCC Consent so long as all the conditions precedent to close have occurred.

12. **Closing Documents** means any agreements, assignments, authorizations, certificates, or other instruments delivered at Closing by Buyer and/or Seller pursuant to, or in connection with, this Agreement.

13. **Closing Place** means such other place as shall be mutually agreed upon in by Seller and Buyer. At the election of Buyer and Seller, mutually agreed in writing, the Closing may be performed by mail, and/or

electronically (*i.e.*, via e-mail and/or telephonic facsimile) and/or courier service.

14. **Commission** means the Federal Communications Commission.

15. **Construction Agreement** means that certain Construction Agreement between Buyer (as **Contractor**) and Seller (as **Permittee**) whereby Buyer agrees to undertake the build-out of the FCC Permit, as modified, subject to Seller's supervision.

16. **Deposit** means and refers to the non-refundable payment, in the amount of **ONE THOUSAND AND NO/100 U.S. DOLLARS** (\$1,000.00) by Buyer to Seller upon the signing of this Asset Purchase Agreement.

17. **Environmental Laws** means the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9801 *et seq.*, the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901 *et seq.*, the Clean Water Act, 22 U.S.C. Section 1251 *et seq.*, the Toxic Substances Control Act, 15 U.S.C. 2601 *et seq.*, and any other applicable federal, state, and local laws, statutes, rules or regulations concerning the treating, producing, handling, storing, releasing, spilling, leaking, pumping, pouring, emitting or dumping of Hazardous Materials (hereinafter defined), or any other applicable federal, state, or local health laws or codes.

18. **"Excluded Assets"** means certain assets of Seller that are not being sold, assigned, transferred, conveyed or delivered to Buyer, but are being retained by Seller, including but not limited to:

18.1. **Cash.** The Station Assets do not include Seller's cash, cash equivalents, bank accounts, or prepaid deposits, certificates of deposit, Treasury Bills,

stocks, bonds or similar investments in existence on the Closing Date.

18.2. **Seller's Corporate Records.** Any incorporated minutes, seals, records, stock books or books of account of Seller, if any, pertaining to the Station, it being understood that said books of account shall be available to Buyer for inspection and duplication at Buyer's expense during normal business hours.

19. **Exhibits** means the documents referred to in this Agreement, and attached hereto.

20. **FCC** means the Federal Communications Commission.

21. **FCC Application** means that (those) certain application(s) (FCC Form(s) 345) submitted to the FCC upon and by which Buyer and Seller seek consent of the FCC to the assignment of the Permits for the Station from Seller to Buyer.

22. **FCC Consent** means the prior written consent and approval of the Commission to the FCC Application.

23. **FCC Permit** means FCC Construction Permit File No. BNPFT-20130820ACA as amended or modified by the FCC, including any subsequently issued, superseding construction permit for the Station that is issued by the FCC on or before the Closing Date.

24. **Governmental Consent(s)** shall mean and include the FCC Consent, as well as any other necessary or applicable prior approval(s) by the Federal Aviation Administration or any state or local governmental authority that may have jurisdiction of this transaction and that requires prior approval of the sale of the Station Assets before the transaction may be consummated or otherwise completed.

25. **“Hazardous Materials”** means toxic materials, hazardous wastes, hazardous substances, pollutants or contaminants, asbestos or asbestos-related products, PCBs, petroleum, crude oil or any fraction or distillate thereof (as such terms are defined in any applicable federal, state or local laws, ordinances, rules and regulations, and including any other terms which are or may be used in any applicable environmental laws to define prohibited or regulated substances).

26. **“Immediately Available Funds”** means cash, a certified bank cashier’s check, or funds immediately available by wire transfer, all in, or payable in, the valid currency and legal tender of the United States.

27. **“Indemnitor”** shall mean the Party to this Agreement (not the Claimant) that, in the event of a claim or liability asserted against the Claimant which would give rise to a claim for indemnification under the provisions of this Agreement, is the party from whom indemnification is sought.

28. **“Intangible Property”** or **“Intangibles”** mean all of Seller’s rights in and to the Station’s call letters and Seller’s rights in and to the trademarks, trade names, service marks, franchises, copyrights, computer software, programs and programming material, jingles, slogans, logos, and other intangible property which are used in the operation of the Station, including those listed on **Schedule 5**, attached hereto.

29. **“Lien(s)”** means liens, pledges, claims, charges, mortgages, other security interests or other encumbrances, except the Permitted Liens, upon or involving the Assets.

30. **“Material Adverse”** or **“Materially Adverse”** or **“Materially Adversely”** or

**“Material”** shall mean or refer to any event or occurrence that necessitates, calls for, requires or otherwise causes (i) the expenditure of an aggregate of **FIVE THOUSAND AND NO/100 DOLLARS** (\$5,000.00) or more to meet, satisfy or cure an obligation, liability, debt, claim, fine or forfeiture involving the Station Assets, or (ii) a restriction, imposition upon, or cessation of the operating authority or Licenses of the Station.

31. **“Parties”** shall mean and refer to Buyer and/or Seller and/or Seller.

32. **“Permit(s)”** means all licenses, permits and authorizations issued or granted by the Commission, including but not limited to the FCC Permit, for the operation of, or used in connection with the operation of the Station, as listed on Exhibit 1, attached hereto, and made a part of, together with any addition or modified authorizations issued between the date hereof and the Closing Date, and any applications to the Commission pertaining to the Station submitted prior to the Closing Date.

33. **“Proprietary Information”** means, but shall not be limited to, any data (including financial data), lists of actual or potential customers or suppliers, business, marketing, sales, pricing or advertising plans, policies, practices or information, directly or indirectly relating to the Station, Buyer or Seller, or Buyer’s or Seller’s respective officers, directors, owners and Affiliates, which is not generally known to the public through legitimate origins.

34. **“Purchase Price”** means the aggregate purchase price to be paid by Buyer in exchange for the Station Assets, in the aggregate amount of **NINETY THOUSAND AND NO/100 U.S. DOLLARS** (\$90,000.00);

payable as enumerated in the Asset Purchase Agreement.

35. **Rules and Regulations** shall mean the rules of the FCC as set forth in Volume 47 of the Code of Federal Regulations, as well as such other policies of the Commission, as required or permitted by the Act, whether contained in the Code of Federal Regulations, or not, that apply to the Station.

36. **Schedules** means the documents referred in this Agreement, and contained in a separate volume of schedules, and delivered by Seller to Buyer concurrently with the execution of this Agreement.

37. **Seller** means Kevin J. Youngers (Youngers Colorado Broadcasting LLC).

38. **Seller's Authorization** means Seller's due, full and requisite approval and authorization, fully in accordance with Seller's organizational and governing documents, of the execution, delivery and full performance of this Agreement by Buyer.

39. **Station** means the Permits for the new FM Translator Station W229CG, Cleveland, OH (FCC Facility ID No. 157726; FCC File No. BNPFT-20130820ACA), and any other Permits pertaining thereto.

40. **Station Assets** means all Tangible Property and Intangible Property used or held for use in connection with the Station, including but not limited to:

40.1. **Authorizations.** All of Seller's rights in and to (i) the call letters for the Station and (ii) all licenses, permits or authorizations for or used in connection with the operation of the Station, including the FCC Permit.

40.2. **Non-Corporate Files and Business Records.** Such of the files,

records and logs of Seller relating to the Station, including all engineering data, proprietary information, technical information and data, machinery and equipment warranties, maps, computer disks and tapes, plans, diagrams, blueprints, schematics, logs, books of accounts, and other records and files relating to the Station as Buyer may reasonably require, including all contracts to be assigned;

40.3. **Exclusions.** It is understood that the Station Assets will not include any Excluded Assets.

41. **"Other Terms"** All terms defined in the other Sections of this Agreement shall have the meaning otherwise ascribed to them in this Agreement.