

## **ASSET PURCHASE AGREEMENT**

THIS ASSET PURCHASE AGREEMENT ( this "Agreement" ) is made as of December 5th , 2012 by and between Multimedeos Radio Ola, a Texas Corporation of 606 S. Birdsong, City of San Antonio, State of Texas 78258 ( the "Seller" ) and keilah Radio LLC, a Texas Corporation of 3013 Richfield Landing, Pflugerville, State of Texas 78660 (the "Buyer").

### **WITNESSETH**

WHEREAS, Seller is the licensee of Station K290BO, in the City of Lackland, County of Bexar, Texas ( FCC ID NO. 139129 ) pursuant to certain licenses, permits, authorizations and approvals (the "FCC Authorizations") issued by the Federal Communications Commission (the "FCC"); and

WHEREAS, Seller desires to assign its FCC Authorizations related to Station K290BO, City of Lackland, County of Bexar, Texas (the "Station") to Buyer and buyer desires to acquire the FCC Authorizations.

WHEREAS, Seller is willing to sell to Buyer and Buyer is willing to purchase from Seller, substantially all of the assets, business and rights of Seller related to the conduct of the Station on the terms and subject to the conditions set forth herein: and

NOW, THEREFORE, in consideration of the foregoing, the mutual promises and covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

### **ARTICLE I**

#### **SALE AND PURCHASE**

Section 1.1 Station Assets. Subject to and in reliance upon the representations, warranties and agreements herein set forth, and subject to the terms and conditions herein contained, Seller shall grant, convey, sell, assign, transfer and deliver to Buyer on the Closing Date (as hereinafter defined), and Buyer shall purchase and accept from Seller, all interests of Seller in all properties, assets, privileges, rights, interests and claims, real and personal, tangible and intangible, of every type and description, wherever located, including its business and goodwill (except for Excluded Assets as defined in Section 1.2) used or held for use in the business and operations of the Station (collectively, the "Station Assets" ). Without limiting the foregoing, the Station assets shall include the following:

(a) Licenses and Authorizations. All of the FCC Authorizations issued with respect to the Station including, without limitation, all rights in and to Station call letters and any variations thereof, and all of those FCC Authorizations listed and described on Schedule 1.1 (a) attached hereto, and all applications therefor, together with any renewals or extensions thereof and additions thereto.

(b) Tangible Personal Property. All interests of Seller as of the date of this Agreement in all equipment, electrical devices, antennas, cables, vehicles, furniture, fixtures, office materials and supplies, hardware, tools, spare parts, and other tangible personal property of every kind and description, used or held for use in connection with the business and operations of the Station which is listed and described on Schedule 1.1(b) attached hereto (collectively, the "Tangible Personal Property").

(c) Intangible Property. All interests of Seller as of the date of this Agreement in all trademarks, trade names, service marks, copyrights, franchises, patents, jingles, slogans, logotypes, trade secrets, internet addresses, domain names, telephone numbers and other intangible rights, used or held for use in connection with the business or operations of the Station (collectively, the "Intangible Property").

Section 1.2 Excluded Assets. Notwithstanding anything to the contrary contained herein, the Station Assets shall not include the following assets or any rights, title and interest therein (the "Excluded Assets"):

(a) all cash and cash equivalents of Seller, including without limitation certificates of deposit, commercial paper, treasury bills, marketable securities, money market accounts and all such similar accounts or investments.

(b) All deposits and prepaid expenses.

Section 1.3 Liabilities. The Station Assets shall be sold and conveyed to Buyer free and clear of all mortgages, liens, deeds of trust, security interests, pledges, restrictions, prior assignments, charges, claims, defects in title and encumbrances of any kind or type whatsoever (collectively, the "Liens").

Section 1.4 Closing. The consummation of the sale and purchase of the Station Assets provided for in this Agreement (the "Closing") shall take place at a date, time and place as Buyer and Seller shall mutually agree and shall occur no later than five (5) business days after the date the FCC Consent (as defined in Section 10.5) for the Application (as defined in Section 10.5) becomes "Final," subject to the satisfaction or waiver of the conditions set forth in Articles VI and VII below (other than those requiring a delivery of a certificate or other document, or the taking of other action, at the Closing). For purposes of this Agreement, the term "Final" shall mean an FCC Consent which has not been reversed, stayed, enjoined, set aside, annulled or suspended; with respect to which no timely request for stay, petition for rehearing, appeal or certiorari or sua sponte action of the FCC with comparable effect shall be pending; and as to which the time for filing any such request, petition, appeal, certiorari or for the taking of any such sua sponte action by the FCC shall have expired or otherwise terminated. Alternatively, the Closing may take place at such other place, time or date as the parties may mutually agree upon in writing. The date on which the Closing is to occur is referred to herein as the "Closing Date."

## ARTICLE II

### PURCHASE PRICE

Section 2.1 Purchase Price: The consideration for the sale of the Station Assets ( the "Purchase Price") shall be One Hundred Twenty Thousand Dollars (\$120,000.00), as adjusted pursuant to Section 2.2 below , shall be paid to Seller by Buyer by wire transfer of immediately available funds. Buyer has paid Seller Ninety Thousand Dollars (\$90,000), which payment shall be credited toward the Purchase Price

Section 2.2 Prorations: The parties agree to prorate all expenses arising out of the operation of the Station which are incurred, accrued or payable, as of 11:59 p.m. local time of the day preceding the closing. On the Closing date, the prorations shall, insofar as feasible, be determined and paid on the Closing Date, with final settlement and payment to be made at the Closing Date.

Section 2.3 Allocation: The Purchase Price shall be allocated among the Station Assets as agreed to by the parties at Closing. Buyer and Seller shall each file its federal income tax return and its other tax returns reflecting such allocation.

### ARTICLE III

#### REPRESENTATIONS AND WARRANTIES OF SELLER

Seller represents and warrants to Buyer as follows:

Section 3.1 Status: Seller is a sole proprietor and a resident of San Antonio, Texas. Seller has the requisite authority to carry on the business of the Station as it is now being conducted and to own and operate the Station and Seller has the capacity to enter into and complete the transactions contemplated by this agreement (the "Subject Transaction").

Section 3.2 Authority: The execution and delivery of this agreement and the consummation by Seller of the transactions contemplated hereby and thereby have been duly authorized by all necessary action on the part of Seller. This Agreement has been duly executed and delivered by Seller. This agreement has been duly executed and delivered by Seller. This Agreement constitutes the valid and binding obligation of seller enforceable against seller in accordance with its terms.

Section 3.3 No Conflict: The execution, delivery and performance of this agreement by Seller and the consummation of the Subject transaction by Seller will not (a) conflict with or violate or result in any breach of or any default under, result in any termination or modification of, or cause any acceleration of any obligation under, any contract to which Seller is a party or by which it is bound, or by which the station or the Station Assets may be affected, (b) result in the creation of any lien upon the Station assets: or (c) violate any judgment, decree, order, statute, law, ordinance, rule or regulation applicable to Seller, the Seller or the Station Assets.

Section 3.4 Licenses: Seller is the holder of the respective FCC Authorizations listed and described on Schedule 1.1 (a). Such FCC Authorizations constitute all of the licenses, authorizations and approvals required under the Communications Act of 1934, as amended ( the "Communications Act"), or the rules, regulations and written policies of FCC for, and used in the operation of, the Station. The FCC Authorizations are in full force and effect and have not been revoked, suspended, canceled, rescinded or terminated and have not expired.

Section 3.5 Additional FCC Matters. With respect to the Station, Seller is operating only those facilities for which an appropriate FCC Authorization has been obtained and is in effect, and Seller is meeting the conditions of each such FCC Authorization.

Section 3.6 Tangible Personal Property. Schedule 1.1(b) contains a description of all material items of Tangible Personal Property. Seller has good, valid and marketable title to all of the Station Assets, free and clear of all Liens.

Section 3.7 Intangible Property. Seller has all right, title and interest in and to all material Intangible Property used in the operation of the Station. Seller has not received any notice of any claim that any Intangible Property or the use thereof conflicts with, or infringes upon, any rights of any third party (and to Seller's knowledge, there is no basis for any such claim of conflict).

Section 3.8 Brokers. There is no broker or finder or other person entitled to a commission or brokerage fee or payment in connection with this Agreement or the Subject Transaction as a result of any agreement of, or action taken by, Seller.

#### ARTICLE IV

##### REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer represents and warrants to Seller as follows:

Section 4.1 Status. Buyer is a sole proprietor and a resident of Austin, Texas. Buyer has the requisite authority to enter into and complete the Subject Transaction.

Section 4.2 Authority. The execution and delivery of this Agreement by Buyer and the consummation by Buyer of the transactions contemplated hereby and thereby have been duly authorized by all necessary action on the part of Buyer. This Agreement has been duly executed and delivered by Buyer. This Agreement constitutes the valid and binding obligation of Buyer enforceable against Buyer in accordance with its terms.

Section 4.3 No Conflict. The execution, delivery and performance of this Agreement by Buyer and the consummation of the Subject Transaction by Buyer will not (a) conflict with or violate or result in any breach of or any default under, result in any termination or modification of, or cause any acceleration of any obligation under, any contract to which Buyer is a party or by which it is bound or (b) violate any judgment, decree, order, statute, law, ordinance, rule or regulation applicable to Buyer.

Section 4.4 Qualifications. Buyer is legally, financially and otherwise qualified to be the licensee of, own and operate a broadcast station under the Communications Act and the rules and policies of the FCC. There are no facts that would, under existing law and the rules and policies of the FCC, disqualify Buyer as licensee, owner and operator of a station. There is no action, suit or proceeding pending or threatened against Buyer which questions the legality of the

Subject Transaction or could adversely affect the ability of Buyer to perform its obligations hereunder.

Section 4.5 Brokers. There is no broker or finder or other person entitled to a commission or brokerage fee or payment in connection with this Agreement or the Subject Transaction as a result of any agreement of, or action taken by, Buyer.

## ARTICLE V

### COVENANTS OF SELLER AND BUYER

Seller and Buyer covenant and agree that, from the date hereof until the completion of the Closing:

#### Section 5.1 Operation of the Business.

(a) Seller shall operate the Station in accordance with the terms of the FCC Authorizations and in compliance in all material respects with all applicable laws, rules and regulations and all applicable FCC rules and regulations. Seller shall maintain the FCC Authorizations in full force and effect and shall timely file and prosecute any necessary applications for renewal of the FCC Authorizations. Seller will deliver to Buyer, within ten (10) business days after filing, copies of any reports, applications or responses to the FCC related to the Station which are filed after the date hereof until the Closing Date.

(a) Seller shall not, by any act or omission, knowingly cause any of the representations and warranties set forth in Article III to become untrue or incorrect in any material respect, and Seller shall use commercially reasonable efforts to cause the conditions to Closing set forth in Article VII to be satisfied, and ensure that the Subject Transaction shall be consummated as set forth herein.

(b) Buyer shall not, by any act or omission, knowingly cause any of the representations and warranties set forth in Article IV to become untrue or incorrect in any material respect, and Buyer will use commercially reasonable efforts to cause the conditions to Closing set forth in Article VI to be satisfied, and ensure that the Subject Transaction shall be consummated as set forth herein.

Section 5.2 Representations and Warranties. Seller and Buyer shall give written notice in reasonable detail to the other promptly upon learning of the occurrence of any event that would cause or constitute a material breach, or that would have caused a material breach had such event occurred or been known to it prior to the date hereof, of any of its representations or warranties contained in this Agreement.

Section 5.3 Consummation of Agreement. Neither Seller nor Buyer shall not take any action that would make the consummation of the Subject Transaction contrary to the Communications Act or the rules, regulations or policies of the FCC.

## ARTICLE VI

### CONDITIONS TO THE OBLIGATIONS OF SELLER

The obligations of Seller under this Agreement are, at its option, subject to the fulfillment of the following conditions prior to or on the Closing Date:

#### Section 6.1 Representations, Warranties and Covenants.

(a) Each of the representations and warranties of Buyer contained in this Agreement shall have been true and correct in all material respects as of the date when made and shall be deemed to be made again on and as of the Closing Date and shall then be true and correct in all material respects.

(b) Buyer shall have performed, and complied with, in all material respects each and every covenant and agreement required by this Agreement to be performed or complied with by it prior to or on the Closing Date.

#### Section 6.2 Proceedings.

(a) Neither Seller nor Buyer shall be subject to any restraining order or injunction restraining or prohibiting the consummation of the Subject Transaction.

(b) In the event such a restraining order or injunction is in effect, this Agreement may not be abandoned by Seller pursuant to this Section 6.2 prior to the Closing Date, but the Closing shall be delayed during such period. This Agreement may be abandoned after the Closing Date if such restraining order or injunction remains in effect. Seller shall take all commercially reasonable steps to have any such order dissolved or terminated in order to effectuate the Closing.

Section 6.3 FCC Authorization. The FCC Consent shall have become Final, unless such finality is waived by Buyer.

Section 6.4 Deliveries. Buyer shall have complied with each and every one of its obligations set forth in Section 8.2.

## ARTICLE VII

### CONDITIONS TO THE OBLIGATIONS OF BUYER

The obligations of Buyer under this Agreement are, at its option, subject to the fulfillment of the following conditions prior to or on the Closing Date:

#### Section 7.1 Representations, Warranties and Covenants.

(a) Each of the representations and warranties of Seller contained in this Agreement shall have been true and correct in all material respects as of the date when made and shall be deemed to be made again on and as of the Closing Date and shall then be true and correct in all material respects.

(b) Seller shall have performed, and complied with, in all material respects, each and every covenant and agreement required by this Agreement to be performed or complied with by it prior to or on the Closing Date.

#### Section 7.2 Proceedings.

(a) Neither Seller nor Buyer shall be subject to any restraining order or injunction restraining or prohibiting the consummation of the Subject Transaction.

(b) In the event such a restraining order or injunction is in effect, this Agreement may not be abandoned by Buyer pursuant to this Section 7.2 prior to the Closing Date, but the Closing shall be delayed during such period. This Agreement may be abandoned after the Closing Date if such restraining order or injunction remains in effect. Buyer shall take all commercially reasonable steps to have any such order dissolved or terminated in order to effectuate the Closing.

Section 7.3 FCC Authorization. The FCC Consent shall have been issued without any condition materially adverse to Buyer.

Section 7.4 Deliveries. Seller shall have complied with each and every one of their obligations set forth in Section 8.1.

### ARTICLE VIII

#### ITEMS TO BE DELIVERED AT THE CLOSING

Section 8.1 Seller's Closing Deliveries. At the Closing, Seller will deliver to Buyer the following, each of which shall be in form and substance satisfactory to Buyer and its counsel:

(a) A Bill of Sale, and other instruments of transfer and conveyance, dated the Closing Date, in form and substance so as to effectively and legally transfer and assign to Buyer the Tangible Personal Property and effectively vest in Buyer good and marketable title to the Tangible Personal Property.

(c) An Assignment and Assumption of the Station's FCC Authorizations.

(d) Such other documents, instruments and agreements necessary to consummate the transactions contemplated by this Agreement or as Buyer shall reasonably request, each in form and substance satisfactory to Buyer and its counsel.

8.2 Buyer's Closing Deliveries. Prior to or at the Closing, Buyer will deliver to Seller the following, each of which shall be in form and substance satisfactory to Seller and its counsel:

- (a) An Assignment and Assumption of the Station's FCC Authorizations.
- (b) Such other documents, instruments and agreements necessary to consummate the transactions contemplated by this Agreement or as Seller shall reasonably request, each in form and substance satisfactory to Seller and its counsel.

## ARTICLE IX

### INDEMNIFICATION

Section 9.1 Seller Indemnification. Following the Closing Seller shall indemnify, defend and hold harmless Buyer with respect to any and all demands, claims, actions, suits, proceedings, assessments, judgments, costs, losses, damages, liabilities and expenses (including, without limitation, interest, penalties, court costs and reasonable attorney's fees) ("Damages") asserted against, resulting from, imposed upon or incurred by Buyer directly or indirectly relating to or arising out of: (i) the breach by Seller of any of its representations or warranties that survive the Closing, or failure by Seller to perform any of its covenants, conditions or agreements set forth in this Agreement that survive the Closing; (ii) any and all claims, liabilities and obligations of any nature, absolute or contingent, relating to the ownership and operation of the Station as conducted by Seller prior to the Closing; and (iii) any and all claims, liability and obligations of any nature, absolute or contingent relating to the Excluded Assets.

Section 9.2 Buyer Indemnification. Following the Closing Buyer shall indemnify, defend and hold Seller harmless with respect to any and all Damages asserted against, resulting from, imposed upon or incurred by Seller directly or indirectly relating to or arising out of: (i) the breach by Buyer of any of its representations, warranties, or failure by Buyer to perform any of its covenants, conditions or agreements set forth in this Agreement; and (ii) any and all claims, liabilities and obligations of any nature, absolute or contingent, relating to the ownership and operation of the Station as conducted by Buyer subsequent to the Closing.

Section 9.3 Indemnification Procedures. If either party hereto (the "Indemnatee") receives notice or otherwise obtains knowledge of any matter with respect to which another party hereto (the "Indemnifying Party") may be obligated to indemnify the Indemnatee under this Section 9.3, then the Indemnatee shall promptly deliver to the Indemnifying Party written notice describing such matter in reasonable detail and specifying the estimated amount of the Damages or liability that may be incurred by the Indemnatee in connection therewith. The Indemnifying Party shall have the right, at its option, to assume the complete defense of such matter at its own expense and with its own counsel, provided such counsel is reasonably satisfactory to the Indemnatee. If the Indemnifying Party elects to assume the defense of such matter, (i) the Indemnatee shall fully cooperate as reasonably requested by the Indemnifying Party in the defense or settlement of such matter, (ii) the Indemnifying Party shall keep the Indemnatee informed of all material developments and events relating to such matter, and (iii) the Indemnatee shall have the right to participate, at its

own expense, in the defense of such matter. In no event shall the Indemnifying Party be liable for any settlement or admission of liability with respect to such matter without its prior written consent.

Section 9.4 Term. The several representations and warranties of Seller and Buyer contained in or made pursuant to this Agreement shall expire on the date that is one (1) year after the Closing Date (the "Survival Period"). No claim 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 of claim is so given, the right to indemnification with respect to such claim will survive the Survival Period until the claim is finally resolved and any obligations with respect to the claim are fully satisfied.

## ARTICLE X

### MISCELLANEOUS

Section 10.1 Termination. This Agreement may be terminated at any time prior to Closing, subject to the last sentence of this Section 10.1: (a) by the mutual consent of Seller and Buyer; (b) by Buyer or Seller, if the FCC has denied the approvals contemplated by this Agreement in an order which has become Final, provided the terminating party has not, through breach of a representation, warranty or covenant, prevented the Closing from occurring on or before such date; (c) by Buyer or Seller, if the Closing has not taken place within 270 days of the date of this Agreement (the "Final Closing Date") for reasons other than through the failure of the party seeking to terminate this Agreement to comply fully with its obligations under this Agreement; (d) by Buyer, if on the Closing Date, Seller has failed to satisfy the conditions set forth in Article VII; (e) by Buyer, if Seller breaches in any material respect any of its representations or warranties or defaults in any material respect in the observance or in the due and timely performance of any of its covenants or agreements herein, and such breach or default is not cured within fifteen (15) business days after Seller receives notice from Buyer of such breach or default; (f) by Seller, if on the Closing Date, Buyer has failed to satisfy the conditions set forth in Article VI; or (g) by Seller, if Buyer breaches in any material respect any of its representations or warranties or defaults in any material respect in the observance or in the due and timely performance of any of its covenants or agreements herein, including Buyer's failure to deliver payment to Seller in accordance with Section 2.1 herein, and such breach or default is not cured within fifteen (15) business days after Buyer receives notice from Seller of such breach or default; provided, however, no cure or notice shall be applicable for Buyer's inability or unwillingness to tender Section 2.1 payment when due. Any termination pursuant to any provision of this Section 10.1 shall not relieve any party of any liability it would otherwise have for a breach of this Agreement occurring prior to termination.

Section 10.2 Specific Performance and Other Remedies. The parties acknowledge that the Station is of a special, unique and extraordinary character, and that damages are an inadequate remedy for a breach of this Agreement. In the event Seller refuses to perform under the provisions of this Agreement or Seller otherwise breaches any representation, warranty, covenant or any agreement under this Agreement so that Closing has not occurred, Buyer shall be entitled either to terminate this Agreement in accordance with Section 10.1 above or seek an injunction restraining any such breach and, subject to obtaining any requisite approval of the FCC, to enforcement of this Agreement by a decree of specific performance requiring Seller to fulfill its

obligations under this Agreement. In any action to enforce the provisions of this Agreement, Seller shall waive the defense that there is an adequate remedy at law or equity and agree that Buyer shall have the right to obtain specific performance of the terms of this Agreement without being required to provide actual damages, post bond or furnish other security. In addition, Buyer shall be entitled to obtain from Seller court costs and reasonable attorneys' fees incurred by it in enforcing its rights hereunder.

Section 10.3 Expenses. Each party hereto shall bear all of its expenses incurred in connection with the Subject Transaction, including, without limitation, accounting and legal fees incurred in connection herewith. Buyer and Seller shall each pay one-half of the FCC filing fee relating to the Subject Transaction.

Section 10.4 Further Assurances. From time to time prior to, on and after the Closing Date, each party hereto will execute all such instruments and take all such actions as any other party shall reasonably request, without payment of further consideration, in connection with carrying out and effectuating the intent and purpose hereof and the Subject Transaction, including, without limitation, the execution and delivery of any and all confirmatory and other instruments in addition to those to be delivered on the Closing Date, and any and all actions which may reasonably be necessary to complete the Subject Transaction. The parties shall cooperate fully with each other and with their respective counsel in connection with any steps required to be taken as part of their respective obligations under this Agreement.

Section 10.5 Application for FCC Consent. As promptly as practicable following execution of this Agreement and in no event more than five (5) business days after execution of this Agreement, Seller and Buyer shall file an application with the FCC (the "Application") requesting the FCC's written consent to the assignment of the Station FCC Authorization to Buyer. Seller shall cooperate in diligently taking all reasonable steps that are necessary, proper or desirable to expedite the prosecution of the Application to a favorable conclusion. Seller and Buyer shall promptly provide the other with a copy of any pleading, order or other document served on Seller relating to the Application. The FCC's initial written consent or "staff grant," to the Application is referred to herein as the "FCC Consent."

## ARTICLE XI

### GENERAL PROVISIONS

Section 11.1 Successors and Assigns. Except as otherwise expressly provided herein, this Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective representatives, successors and assigns. Neither party may assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the others.

Section 11.2 Amendments; Waivers. The terms, covenants, representations, warranties and conditions of this Agreement may be changed, amended, modified, waived, or terminated only by a written instrument executed by the party waiving compliance. The failure of any party at any time or times to require performance of any provision of this Agreement shall in no manner affect the right of such party at a later date to enforce the same. No waiver by any party of any condition

Or the breach of any provision, term, covenant, representation or warranty contained in this Agreement, whether by conduct or otherwise, in any one or more instances shall be deemed to be or construed as a further or continuing waiver of any such condition or of the breach of any other provision, term, covenant, representation or warranty of this Agreement.

Section 11.3 Notices: All notices, requests, demands and other communications required or permitted under this agreement shall be in writing (which shall include notice by facsimile transmission) and shall be deemed to have been duly made and received when personally served, or when delivered by Federal Express or a similar overnight courier service, expense prepaid, or, if sent by facsimile communications equipment, delivered by such equipment, addressed as set forth below;

(a) If to Seller, then to:                      Multimedeos Radio Oia  
Felix Fernando Ruiz de la Rosa  
606 S. Birdsong  
San Antonio, TX 78258

(b) If to Buyer, then to:                      Keilah Radio LLC  
3012 Richfield Landing  
Pflugerville, TX 78660

Any party may alter the address to which communications are to be sent by giving notice of such change of address in conformity with the provisions of this Section providing for the giving of notice. Any such notice or communication shall be deemed to have been received (i) when delivered, if personally delivered or (ii) on the next business day after dispatch, if sent by nationally recognized, overnight courier guaranteeing next business day delivery.

Section 11.4 Captions; References: The captions of Articles and Sections of this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this agreement. Reference to a "Article" or "Section" when used without further attribution shall refer to the particular article or section of this Agreement.

Section 11.5 Governing Law: This Agreement and all questions relating to its validity, interpretation, performance and enforcement shall be governed by and construed in accordance with the laws of the State of Texas, without giving effect to principles of conflict of laws.

Section 11.6 Entire Agreement. This Agreement, together with all Exhibits and Schedules attached hereto, constitutes the full and entire understanding and agreement between the parties with regard to the subject matter hereof, and supersedes all prior agreements, understandings, inducements or conditions, express or implied, oral or written, relating to the subject matter hereof. The express terms hereof control and supersede any course of performance and/or usage of trade inconsistent with any of the terms hereof. This Agreement has been prepared by all of the parties hereto, and no inference of ambiguity against the drafter of a document therefore applies against any party hereto.

Section 11.7 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. This Agreement shall become binding when one or more counterparts hereof, individually or taken together, shall bear the signatures of all of the parties reflected hereon as the signatories.

Section 11.8 No Waiver. No provision or condition 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.

Section 11.9 Litigation Expenses. If a formal legal proceeding is instituted by a party to enforce that party's rights under this Agreement, the prevailing party in the proceeding shall be reimbursed by the other party for all reasonable costs incurred thereby, including but not limited to reasonable attorney's fees.

Section 11.10 Expenses. Except as otherwise provided herein, each party shall be solely responsible for all fees and expenses each party incurs in connection with the transaction contemplated by this Agreement, including, without limitation, legal fees incurred in connection herewith.

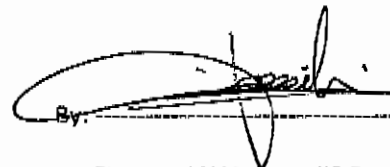
Section 11.11 Severability. Any provision of this Agreement which is unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such unenforceability without invalidating the remaining provisions hereof, and any such unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. To the extent permitted by applicable law, the parties hereto hereby waive any provision of law now or hereafter in effect which renders any provision hereof unenforceable in any respect.

Section 11.12 Schedules. Unless otherwise specified in this Agreement, each Schedule referenced in this Agreement is attached to, and incorporated by reference into, this Agreement.

SIGNATURE PAGE TO ASSET PURCHASE AGREEMENT

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

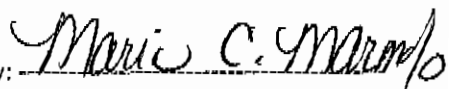
**MULTIMEDEOS RADIO OLA**

By: 

FELIX FERNANDO RUIS DE LA ROSA

TITLE: President

**KEILAH RADIO LLC.**

By: 

MARIA C. MARMOLEJO

TITLE: Manager

**SCHEDULE 1.1 (a)**

**FCC Authorizations**

<b><u>APPLICATION</u></b>	<b><u>FCC ID NO.</u></b>	<b><u>GRANT DATE</u></b>	<b><u>EXPIRATION DATE</u></b>
Station License	139129	09/28/2010	08/01/2013

**SCHEDULE 1.1 (b)**

**Tangible Personal Property**

None