



ESTOPPEL

The undersigned does hereby certify that the following are true and correct in all regards:

a. That certain Real Property Lease dated as of September 1, 2019 by and between Yellowknife Wireless Co., LLC (as "Lessee") and the State of Oregon, acting by and through the Department of State Lands (as "State") regarding property described as follows:

A portion of a Communication Site on Burns Butte, depicted in Exhibit A, located in the E1/2SW1/4 of Section 16, Township 23 South; Range 30 East; Willamette Meridian, Harney County, Oregon

(the "Leased Premises") in support of radio broadcast station KSQB-FM, is in full force and effect and the provision of this Estoppel is fully within the rights, powers, and obligations of the State.

b. To the best of State's knowledge, Lessee is not in default under the terms of the Real Property Lease and there is no event which, with the giving of notice and/or the passage of time, would constitute such a default;

c. Lessee's right to assign the Lease to KJDY, LLC, is hereby acknowledged and agreed to pursuant to Section 12 of the Real Property Lease;

d. State provides this Estoppel as of the \_\_\_\_ day of \_\_\_\_\_, 2020;

e. Exhibit B attached hereto, accurately summarizes the following information pertaining to the Real Property Lease: (1) Site Coordinates; (2) Lease Amount; (3) Payment Frequency; and (4) Initial Term and extensions; and

f. Attached as Exhibit C is a true copy of the Lease which constitutes the entire agreement between Lessee and State with respect to the subject matter thereof and continues in full force and effect.

Dated: \_\_\_\_\_

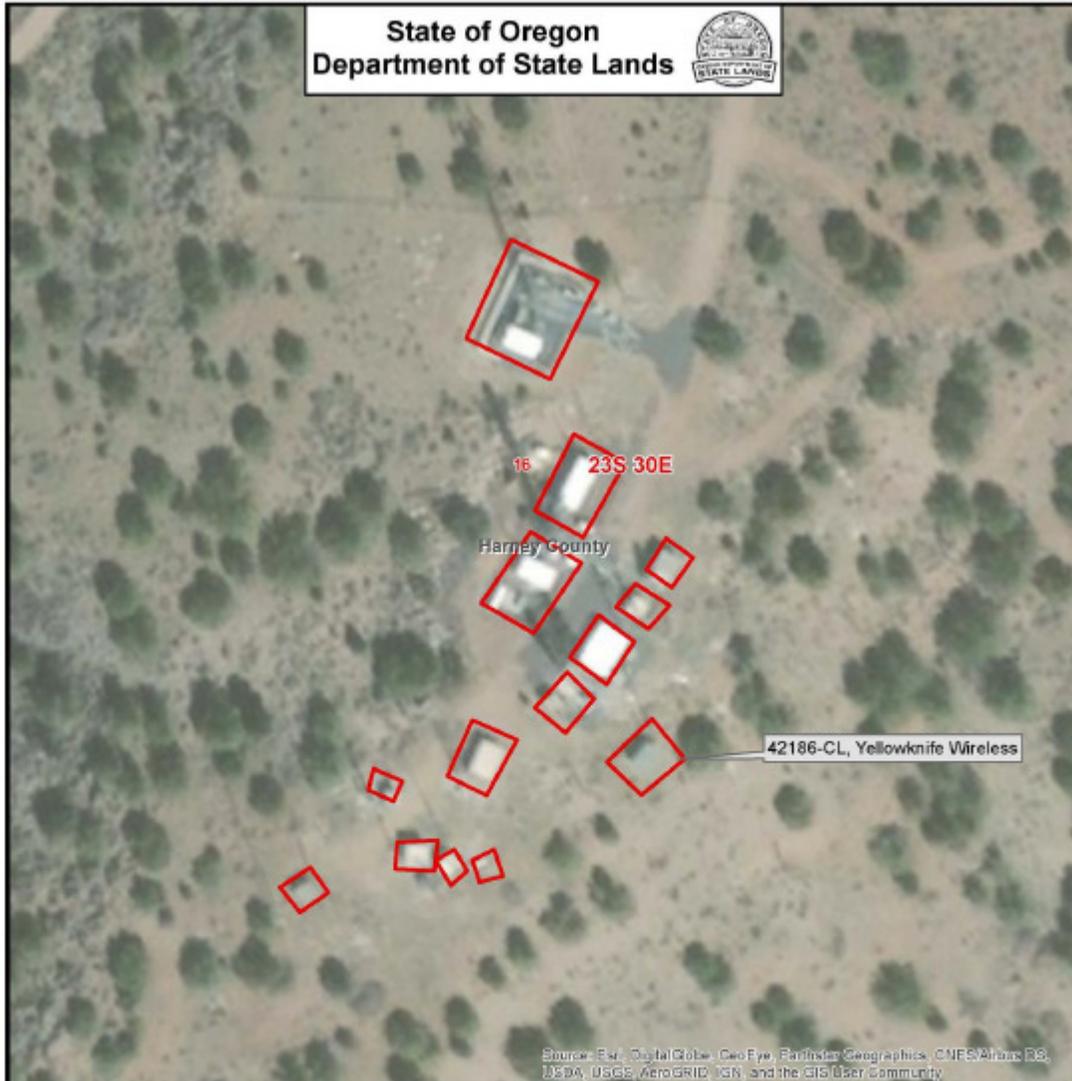
STATE OF OREGON  
DEPARTMENT OF STATE LANDS

BY: \_\_\_\_\_

/S/

Department of State Lands  
Bend Field Office  
1645 NE Forbes Rd., Ste. 112  
Bend, OR 97701

EXHIBIT A

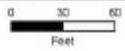


**Exhibit A: 42186-CL**

Yellowknife Wireless, LLC  
Burns Butte Communication Site  
T23S, R30E, Sec 16  
Harney County

 Burns Butte Lease Areas

This map depicts the approximate location and extent of a Department of State Lands Proprietary satellite station for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or contact the primary data and information sources to ascertain the suitability of the information.



Map Projection:  
Oregon Statewide Lambert  
Datum NAD83  
International Feet  
State of Oregon  
Department of State Lands  
1645 NE Forbes Rd, Suite 112  
Bend, OR 97701  
541-368-6112  
www.oregon.gov/DSL  
Date: 8/22/2019



## EXHIBIT B

(1) Site Coordinates;

43° 34' 21.50" N Latitude  
119° 07' 53.70" W Longitude (NAD 83)

(2) Lease Amount;

\$6,000 annually initial rent year;  
Increased by 3% per year for the term of the Lease; plus  
25% of rental received from sub-lessees.

(3) Payment Frequency;

Payment to be made annually due the first day of September in advance.

(4) Initial Term and extensions;

Five (5) years, from September 1, 2019 through August 31, 2024.

## EXHIBIT C

Copy of Lease provided as a separate item under separate cover.