

ASSIGNMENT OF REAL PROPERTY LEASE
COMMUNICATION FACILITY
42186-CL

This ASSIGNMENT OF REAL PROPERTY LEASE ("Assignment") is executed and delivered pursuant to the following agreements:

1. That certain verbal and electronically transmitted agreements by and between Yellowknife Wireless Co., LLC ("Yellowknife") and "Assignor" and Alexandra Communications, Inc., ("Alexandra") as "Assignee" concerning that certain Real Property Lease dated as of September 1, 2019, by and between Yellowknife (as "Lessee") and the State of Oregon, acting by and through the Department of State Lands (as "State") regarding property used in support of radio broadcast station KSQB-FM, 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.

2. That certain Purchase Agreement dated as of _____ June, 2020 by and between Alexandra as "Seller" and KJDY, LLC ("KJDY"), as "Buyer", regarding the following radio broadcast stations (the "Purchase Agreement"):

- (a) KSQB (FM), Burns, Oregon, Facility ID# 62264;
- (b) KYQT-AM, Burns, Oregon, Facility ID# 62265; and
- (c) K256DC, Burns, Oregon, Facility ID# 200955

As of the date provided herein, Yellowknife hereby assigns to KJDY, all of its right, title, and interest in and to that certain Real Property Lease.

Dated: _____ YELLOWKNIFE
YELLOWKNIFE WIRELESS CO., LLC

BY: _____
Chris Cappuccio, Member

ACCEPTANCE OF ASSIGNMENT AND ASSUMPTION

KJDY hereby accepts the above assignment and assumes and agrees to be bound by all terms, conditions, and obligations contained in the Real Property Lease.

Dated: _____ KJDY
KJDY, LLC

BY: _____
Randolph McKone, Managing Member

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

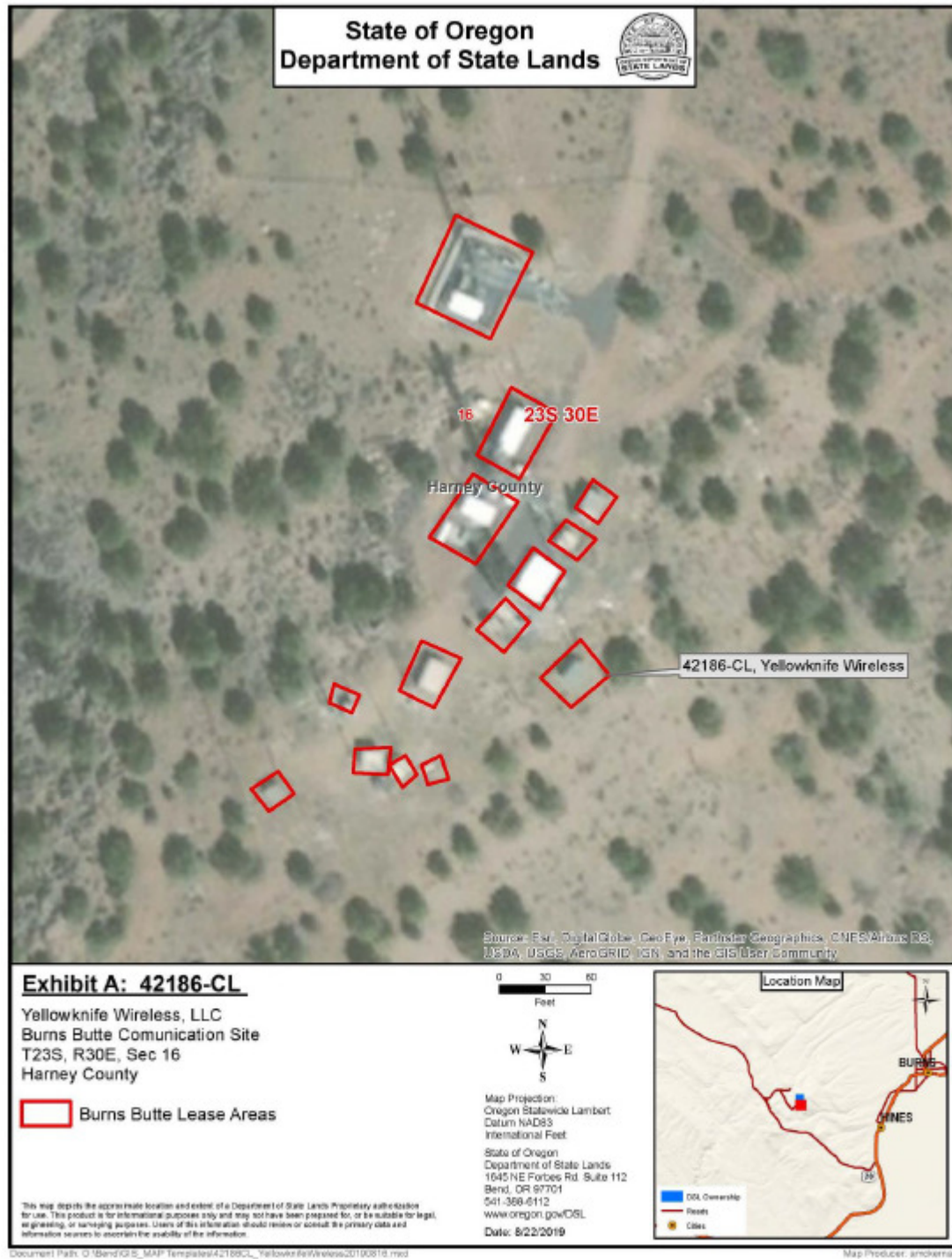


EXHIBIT B

(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.