

ASSET PURCHASE AGREEMENT

FOR

WXHB-FM 96.5
RICHTON, MS.

BY AND BETWEEN

RADIO BROADCASTERS, LLC

AND

LARRY BLAKENEY- RANDY BLAKENEY

AND

BLAKENEY COMMUNICATIONS, INC.

ASSET PURCHASE AGREEMENT

Subject to the terms and conditions herein and in consideration of the mutual covenants and good and valuable consideration set forth herein, this Asset Purchase Agreement (hereinafter "Agreement") is made on this day of SEPTEMBER, 2002.

Between LARRY BLAKENEY, RANDY BLAKENEY personally and BLAKENEY COMMUNICATIONS, INC., a duly organized corporation hereinafter referred to as "BUYER", and

RADIO BROADCASTERS, LLC a duly organized Mississippi Limited Liability Company as "SELLER".

Seller and Buyer do hereby covenant and agree to as follows:

1. ASSETS

Sellers agrees to sell, and Buyer agrees to purchase the following specifically described Tangible and intangible property as follows:

The station WXHB (frequency 96.5) (hereinafter "Station") license as issued by the Federal Communication Commission (hereinafter "FCC");

(b) The existing B.E. BROADCAST transmitter which is located on leased property on Clay Hill road at RICHTON, MS. in Perry County, Ms.

(c) 3-JAMPRO RADIO Antennas and related transmission equipment which is located on the 300-foot radio tower situated on the leased property referenced in (B) above;

- 2 -

- (d) All studio equipment as described in Exhibit 1.
- (e) Radio Broadcast tower 300 feet which is owned by "SELLER" and situated on leased property on Clay Hill road at RICHTON, MS. and is part of the purchase.
- (f) All related transmission and audio equipment used for operation of WXHB including but not limited to :
 - (1) STL System
 - (2) STL Antenna
 - (3) Remote Control Unit
 - (4) Orban Optimod (or equivalent)
 - (5) Existing Audio Control Boards
 - (6) Format entry System and related CD Players
 - (7) Various other audio devices including

microphones, tape machines, etc.

(8) All computer systems currently in use and owned by "SELLER" except the computer system used for Bookkeeping.

(9) Marti RPU System including transmitter and receiver

(g) Real Estate Lease Agreement for the property at the WXHB TOWER SITE. owned by Jimmie White at Richton, Ms. Copies of the Assignment are attached in Exhibit 2. Buyer will cooperate with Seller in obtaining any consent required for assignment of these leases. Seller certifies that the lease payment is \$1200.00 per year and that the lease expires on or about July 15, 2017.

- 3 -

(h) Programming agreements and other agreements and leases set forth in Attached Exhibit 4, 5 and 6. Buyer will cooperate with Seller in obtaining any consent, which may be necessary for assignment of the foregoing.

The above specifically described property is hereinafter referred to, as "Assets," and the above-described Assets are the subject matter of this Agreement. Subject to the terms and conditions provided herein Seller agrees to assign, transfer, and convey to Buyer the above specific assets, and Buyer agrees

and covenants to purchase the above specific Assets by paying to Seller the consideration stated herein below. Any assets and property not set forth above are excluded from this transaction, including without limitation, accounts receivables, cash and similar accounts.

The above assets are included and any other electronic equipment that is now being used for on air broadcasting at WXHB radio station. If needed for STL shot from blakeney studio Radio Broadcasters will supply space on the WMXI radio Tower at Ellisville, Ms. With no rental fee.

1.CONSIDERATION AND CLOSING

It is agreed that Buyer will pay to Seller as consideration for the purchase of the assets the sum of SIX HUNDRED AND FIFTY THOUSAND DOLLARS (\$650,000.00) and assumption of the agreements, leases and obligation set forth in Exhibits 1 through 7 (hereinafter collectively "Purchase Price"). Buyer agrees to pay Seller at the signing of this agreement the sum of \$5,000.00 Earnest money to be placed to escrow.

Said amount is to be deducted from an agreed upon down payment amount at Closing

of \$150,000.00. Accordingly, cash amount due at Closing will then be \$145,000.00.

"SELLER" WILL FINANCE BAL. OF \$500,000.00 @ 7%. Amortized over 15 years with pay off on or before seven years (with no pre-payment penalty) and no additional or further interest after pay off.

The above agreement shall guarantee the payment and performance by all the Buyers personally and corporately and no additional mortgages can be placed on the above Assets until "Seller" has been paid in full. It is further agreed that Seller will execute and deliver to buyer as consideration for the aforesaid Purchase Price the necessary bills of sale assignments, and other transfer documents in a form reasonably acceptable to the parties and their respective counsel in order to transfer the title to said Assets to Buyer.

The Buyers payment of the Purchase Price to Seller, and the Seller's conveyance of title to the assets to the Buyer, and the execution and delivery of all necessary and appropriate documents by Buyer and Seller shall constitute the consummation and completion of the respective rights and duties of the parties which said actions shall constitute "Closing." It is agreed that Closing shall take place at a mutually agreeable place within five (5) days after the FCC's order approving the transfer of the WXHB license and it becomes final.

It is further understood and agreed that the Closing of this transaction is clearly made subject to and contingent upon the FCC's final order approving the transfer of the WXHB license to Buyer and other conditions as stated in Page 5 hereinbelow. Seller

covenants, represents and warrants that:

-5 _

- (a) The Station is in compliance in all-material respects with all FCC Rules and Regulations.
- (b) Any written information provided, or to be provided is complete and accurate in all material respects;
- (c) It will use reasonable diligence to obtain FCC approval of the application for assignments of Station_s license to Buyer;
- (d) It will convey the assets at Closing to Buyer free and clear of all liabilities, claims, liens, and encumbrances. That parties agree that Seller may use proceeds of this transaction at Closing to pay liabilities and claims in order to obtain release of liens and encumbrances. "Proof to be furnished buyer by seller" at closing.
- (e) Seller has the right and authority to execute and deliver this Agreement and a true and correct copy of Seller_s Directors Resolution is

attached hereto as Exhibit No. 8.

-6 _

2.BUYER'S OBLIGATIONS

Buyer covenants, represents, and warrants that:

- (a) The Purchase Price as above stated will be paid at Closing.
- (b) Any written information provided, or to be provided is complete and accurate in all material respects.
- (c) Buyer will supply its law firm for all FCC applications.

(d) It will use reasonable diligence to obtain FCC approval of the WXHB license assignment application, and Buyer agrees to pay legal fees and expenses in connection with obtaining such FCC approval as well as FCC approval of Buyer_s qualifications as an assignee.

(e) Buyer has the right and authority to execute and deliver this Agreement and a true and correct copy of the Buyers_ Directors Resolution is attached hereto as Exhibit No. 9.

3.CONDITIONS OF CLOSING

The following are conditions that must be satisfied prior to Closing:

- (a) Tangible property included in the Assets to be assigned relating to the operation of the Station will be delivered in good operating condition and within the Rules of the FCC. Buyer has inspected such Assets and is reasonably satisfied that they are presently in good condition and operate within the rules of the FCC in all material respects.
- (b) Both parties shall have executed and delivered all documents and agreements required under this Agreement or as reasonably requested by either party or their respective counsel to effectuate the transaction contemplated by this Agreement, and Buyer shall have paid Seller the cash portion of the Purchase Price.
- (c) The FCC shall have issued an order for the transfer of the WXHB license, which order shall become "final"

4.OTHER

Seller and Buyer warrant to each other that no entity, broker or organization is involved in this transaction and that the Seller and Buyer are the sole parties involved in the negotiation and execution of this Agreement.

This Agreement shall be constructed under the laws of the State of Mississippi and Lauderdale, County as well as the rules and regulations of the FCC and the Communications Act. The site for the resolution of any such disputes, if any shall be Lauderdale County, or courts in Mississippi having jurisdiction in Lauderdale, County.

Seller and Buyer, to the extent necessary, agree to cooperate with the other to comply with the Laws of the State of Mississippi.

This Agreement may not be amended or modified unless in writing with the mutual consent of the parties.

- 9 -

5.NOTICES

Any and all notices, if any, or any communications necessary herein under this Agreement shall be given to the addresses shown herein below:

SELLER

Radio Broadcasters,LLC

Kenneth Rainey,Sr.

P.O.BOX 3160

MERIDIAN, MS 39303.

BUYER

Larry Blakeney

Randy Blakeney

Blakeney Communications

P.O.BOX 6408

LAUREL, MS. 39441

6.REMEDIES

In the event the Agreement is not consummated due to a material breach by Seller of its representations, warranties, covenants and agreements under this Agreement or refusal to consummate the same, Buyer may sue at law for damages not to exceed \$50,000.00 or, in lieu thereof, at Buyer_s sole election. Buyer may in the alternative instead seek a decree of specific performance requiring Seller to fulfill its obligations under this Agreement.

In the event of a material breach by Buyer or Buyer_s refusal to consummate this Agreement. Seller shall be entitled to sue at law for damages not to exceed \$50,000.00 in liquidated damages, or in lieu thereof at Seller_s sole election. Seller may in the alternative instead seek a decree of specific performance requiring Buyer to fulfill its obligations under this Agreement.

7. TIME FOR FCC CONSENT

If the FCC shall not have granted its consent to the assignment of the Station within Thirty-Six Months (36) without conditions materially adverse to either party and such action has not become "final" then this Agreement shall automatically terminate. However, Neither Buyer or Seller will be entitled to any rights, benefits, remedies, or damages under this Agreement, which either may have as to any default or breach of this Agreement by the other party. However buyers \$5,000 in escrow will be refunded. For all purposes of this Agreement, the required FCC approval shall be deemed to have become "final" after it is granted and published and when the time for administrative or judicial review has expired, and when the time for the filing of any protest request for stay, petition for rehearing or appeal is pending.

12.

8. MISCELLANEOUS

This Agreement shall be binding upon, and shall inure to the benefit of the parties hereto, their heirs, successors and assigns. Buyer may assign this Agreement only with the written consent of Seller.

This Asset Purchase Agreement has been executed on the the ____ day of September, A. D., 2002, in duplicate, each in the considerate as an original.

. The signing of this document represents personal and corporate guarantees for each signer.

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

Accepted and Agreed to this ____ day
of September A. D., 2002

RADIO BROADCASTERS, LLC

By _____
KENNETH R. RAINEY, SR.

MANAGING MEMBER

By _____
ANITA CROUCH

SELLER

Accepted and Agreed to this _____ day
of September A. D., 2002

BLAKENEY COMMUNICATIONS, INC.

By _____
LARRY K. BLAKENEY
PRESIDENT

By _____
RANDALL A. BLAKENEY
VICE PRESIDENT

BUYER

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the ____ day of September, A. D., 2002, within my jurisdiction, the within named KENNETH R. RAINEY, SR., who acknowledged to me that he is a Managing Member of the Radio Broadcaster, LLC, and that for and on behalf of the said Corporation, and as its act and deed, he executed the foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand this the ____ day of September, A. D., 2002.

NOTARY PUBLIC

My Commission Expires:

(SEAL)

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the ____ day of September, A. D., 2002, within my jurisdiction, the within named ANITA CROUCH., who acknowledged to me that she is a Member of the Radio Broadcaster, LLC, and that for and on behalf of the said Corporation, and as its act and deed, she executed the foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand this the ____ day of September, A. D., 2002.

NOTARY PUBLIC

My Commission Expires:

(SEAL)

STATE OF MISSISSIPPI
COUNTY OF JONES

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the ____ day of September, A. D., 2002, within my jurisdiction, the within named LARRY K. BLAKENEY AND RANDALL A. BLAKENEY, who each acknowledged to me that he is President and Vice President, respectively, of Blakeney Communications, Inc., and that for and on behalf of the said Corporation, and as its act and deed, they each executed the foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand this the ____ day of September, A. D., 2002.

NOTARY PUBLIC

My Commission Expires:

(SEAL)

TIME BROKERAGE AGREEMENT

For

WXHB 96.5 FM

RICHTON, MS.

BY AND BETWEEN

RADIO BROADCASTERS, LLC

AND

BLAKENEY COMMUNICATIONS, INC.

TIME BROKERAGE AGREEMENT

TIME BROKERAGE AGREEMENT ("Agreement") dated as of September 10, 2002 by and between Radio Broadcasters, LLC. The Licensee of Radio Station "WXHB" Richton, Mississippi ("Licensee"), and Blakeney Communications, Inc. ("Broker").

WHEREAS, Licensee owns and operate Station "WXHB" ("Station") pursuant to licenses issued by the Federal Communications Commission ("Commission" and/or "FCC").

WHEREAS, Broker is experienced in radio station ownership and operation;

WHEREAS, Licensee wishes to retain Broker to provide programming for the Station that is in conformity with Station policies and procedures, FCC policies for time brokerage arrangements and the provisions hereof,

WHEREAS, Broker agrees to use the Station exclusively to broadcast such programming of its selection that is in conformity with all rules, regulations and policies of the FCC and subject to Licensee's full authority to control the operation of the Station;

WHEREAS, Broker and licensee agree to cooperate to make this Time Brokerage Agreement work to the benefit of the public and both parties and as contemplated in this Agreement, and

WHEREAS, the parties have entered into an Asset Purchase Agreement of even date whereby Broker agrees to purchase the Station in accordance with the terms and conditions thereof,

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the parties, intending to be legally bound, agree as follows

WITNESSETH:

1. Facilities. Licensees agrees to make broadcasting transmission facilities available to Broker and to broadcast on the Station, or cause to be broadcast, Broker_s programs which will originate from Broker_s studios.

2. Payments

2.1 Monthly Broker Fee. Broker hereby agrees to Licensee for the broadcast of programs hereunder the amounts specified \$4,500.00 non-refundable payment to start Lease Management Agreement on oct.1st,2002.

Then \$4,500 per month on or before the 5th. of each month. First monthly payment by nov.5th 2002.

2.2 Late Payment Fee. In the event that Broker fails to make a payment in accordance with this paragraph, Broker shall owe to Licensee in addition to the payment of the Monthly Broker Fee, if such payment has not been made on or before the tenth (10th) day after the payment is due, a late fee in the amount of four percent (4%) of the total monthly payment then due and owing under this paragraph ("Late Fee").

3. Effective Date and Term.

3.1 Effective Date. This agreement shall be effective on Oct.1st, 2002 (the "Effective Date").

3.2 Term. This Agreement shall commence on the Effective Date and unless earlier terminated pursuant to Sections 11, 12, 13, and 14 of this Agreement, shall expire on the consummation of the Asset Purchase Agreement. However, in any event , this Agreement shall expire Thirty-Six (36) months from the date of Oct 1st,2002.

4.Programs. Broker shall furnish or cause to be furnished the artistic personnel and materials for the programs, which shall be in good taste and in accordance with the rules, regulations and policies of the FCC and the Communications Act of 1934, as amended (the "Act"). Broker shall make available, to Licensee its programming during a sufficient number of hours to enable the Station to meet the minimum hours of operation required under the Commission's Rules. All advertising messages and promotional material or announcements shall comply with all applicable federal, state and local laws, regulations and policies.

5.Station Facilities.

5.1Operation of Station. Licensee shall be responsible for assuring that the Station operates in accordance with the authorizations issued to it by the Commission. Throughout the term of this Agreement, Licensee shall make available to Broker the maximum authorized facilities of the Station up to one hundred sixty-eight (168) hours per week, Sunday through Saturday, except for downtime occasioned by routine maintenance. Any maintenance work affecting the operation of the Station at full power shall be scheduled with the approval of Broker, permission shall not be unreasonably withheld, upon at least forty eight (48) hours prior notice to Broker, provided, however, that Licensee may set aside such time on the Station as it may require (up to two (2) hours per broadcast week) during the hours between 7 and 9am on Sundays and at such other times as Licensee and Broker may mutually agree to

for the broadcast of Licensee_s own regularly scheduled public affairs and other programming and provided further that Licensee reserves the right at any time to preempt the Programming for the broadcast of emergency information and programming of the Licensee_s selection which Licensee believes to be in the public interest.

5.2 Interruption of Normal Operations. The failure of either party hereto to comply with it_s obligations under this Agreement due to acts of God, strikes or threats thereof or force majeure, or due to causes beyond such party_s control, such as brief interruptions in service due to technical failures, will not constitute an Event of Default.

6. Expenses, Revenues, and Accounts Receivable.

6.1 Expenses. Broker will be responsible (i) for the salaries, taxes, insurance and related costs for all personnel used in the production of the Programs supplied to Licensee, (ii) for the costs of delivering the programs to Licensee) or Licensee_s transmission facilities) and (iii) costs of telephone used by Broker at Licensee_s facilities. Broker will use it_s own production facilities or Station_s facilities to create the programs and will be responsible for all costs associated with preparing or delivering the programs from those facilities to Licensee. Licensee will pay for those operating costs required to be paid to maintain Station_s broadcast operations in accordance with the FCC rules and policies and applicable law. Broker will cover any and all expenses for the total operations of the station.

6.2 Advertising, Programming Revenues and Contracts. Broker will be entitled to all revenue from the sale of commercial advertising or program time on the Station during the hours of airtime purchased by Broker pursuant to this Agreement. All contracts for such advertising or program time, which may be entered into by Broker, shall terminate upon the termination of this Agreement.

6.3 Broker_s Accounts Receivable. Broker will be responsible for the

collection of it_s own accounts receivable arising from it_s sale of advertising for the hours during which it is responsible for programming the Station. Broker agrees to cooperate fully with Licensee with respect to clients owing both Licensee and Broker. Broker will not make any solicitations for the payment of receivables in any manner that would indicate that Licensee controls Broker.

6.4 Licensee_s Accounts Receivable. Licensee shall retain and collect all accounts receivable due the Licensee as a result of its operation of Station prior to the Effective Date of this Agreement Oct.1st.2002. Licensee agrees to maintain, to the best of its ability, the good will and relationships with the advertisers of the Station whose receivables are retained by Licensee under the terms of this paragraph.

7. Operation of Station. Notwithstanding anything to the contrary in this Agreement, Licensee shall have full authority and power over the operation of the Station during the period of this Agreement.

8. Additional FCC Obligations. Licensee shall (i) continue to maintain and staff a main studio, as that term is defined by the FCC, within the Station_s principal community contour, (ii) prepare and place in the Station_s public inspection file in a timely manner all material required by Section 73.3526 of the Commission_s rules, including without limitation the Station_s quarterly issues and programs list, and (iii) prepare and file with the FCC in a timely manner all reports, applications and other documents required under FCC rules, including but not limited to applications for renewal of license and Annual Ownership Reports.

9. Indemnification Warranty.

9.1 Broker_s Indemnification. Broker shall indemnify and hold harmless Licensee from and against any and all claims, losses, costs, liabilities, damages, expenses (including reasonable legal fees and other expenses incidental thereto) of every kind, nature and description, including but not limited to, slander or defamation or otherwise arising out of Broker_s broadcasts and sale of advertising under this Agreement to the extent permitted by law.

9.2 Licensee_s Indemnification. Licensee shall indemnify and hold harmless Broker

from and against any and all claims, losses, costs, liabilities, damages, expenses (including reasonable legal fees and other expenses incidental thereto) of every kind, nature and description, arising out of broadcasts originated by Licensee pursuant to the Agreement to the extent permitted by law.

9.3 Procedure. Neither Licensee nor Broker shall be entitled to indemnification pursuant to this section unless such claim for indemnification is asserted in writing, delivered to the other party, together with a statement as to the factual basis for the claim and the amount of the claim. The party making the claim (the "Claimant") shall make available to the other party (the "Indemnitor") the information relied upon by the Claimant to substantiate the claim. With respect to any claim by a third party as to which the Claimant is entitled to see indemnification hereunder, the Indemnitor shall have the right at it_s own expense to participate in or assume control of the defense of the claim, and the Claimant shall cooperate fully with the Indemnitor, subject to reimbursement for actual out of pocket expenses incurred by the Claimant at the request of the Indemnitor. If the Indemnitor does not elect to assume control or participate in the defense of any third party claim, it shall be bound by the results obtained by the Claimant with respect to the claim.

10. Assignment of Certain Agreements and Rights

10.1 Assignment. On the Effective Date, Licensee shall assign to Broker all contracts for the sale of time on the Station (the "Time Sales Agreements") together with contracts leases and other agreements indemnified by Licensee and Broker (collectively, the "Assigned Contracts"), subject in all cases to the receipt of any required consents of third party_s where required. True and complete copies, including amendments, of the Assigned Contracts (other than the Time Sales Agreements) have been provided to Broker. Broker will enter into no third party contracts, leases, or agreements, which will bind Licensee in any way except with Licensee_s prior written approval.

10.2 Proration. All expenses and income arising under the Assigned Contracts shall be prorated between Licensee and Broker as of the Effective Date in a manner such that the costs and benefits there under through the Effective Date shall be for the

account of Licensee and, thereafter, during the term of the time brokerage provisions of this Agreement, for the account of Broker.

10.3 Payment of Station Obligations. Licensee shall promptly pay and satisfy all obligations owing to third parties with respect to the operation of the Station prior to the Effective Date. Broker shall not obligate licensee to any third parties after the termination of this Agreement. Following termination, Broker shall promptly pay and satisfy all obligations owing to third parties with respect to its operation of the Station under this Agreement.

11. Events of Default; Cure Periods and Remedies. The following shall after the expiration of the applicable cure periods, constitute Events of Default.

a. Non-Payment. Broker's failure to pay when due the consideration provided for in Paragraph 2 hereof,

b. Default in Covenants or Adverse Legal Action. The default by either party hereto in the material observance or performance of any material covenant, condition or agreement contained herein, or if either party (i) shall make general assignment for the benefit of creditors, (ii) files or has filed against it a petition for bankruptcy, reorganization or an arrangement for the benefit of creditors, or for the property or assets of such party under any federal or state insolvency law, which if filed against such party, has not been dismissed or discharged within sixty (60) days thereof, or

c. Breach of Representation. If any material representation or warranty herein made by either party hereto, or in any certificate or document furnished by either party to the other pursuant to the provisions hereof, shall prove to have been false or misleading in any material respects as of the time made or furnished.

11.1 Cure Periods. An event of Default shall not be deemed to have occurred until twenty (20) business days after the non-defaulting party has provided the defaulting party with written notice specifying the action necessary to cure the Default within such period, provided that an Event of Default shall be deemed to have occurred five (5) days after written notice from Licensee of a failure by Broker to pay the monthly broker fee when due. This period may be extended for a reasonable period of time, if the defaulting party is acting in good faith to cure the default and such default is not materially adverse to the other party.

11.2 Termination Upon Default. Upon the occurrence of the Event of Default, the non-defaulting party may terminate this agreement provided that it is not also in material default hereunder. If Broker has defaulted in the performance of it_s obligations, Licensee shall be under no further obligation to make available to Broker any further broadcast time or broadcast transmission facilities and all amounts accrued or payable to Licensee up the date of termination which have not been paid shall immediately become due and payable. If Licensee has defaulted in the performance of its obligations hereunder, Broker may terminate this Agreement. In addition to these remedies, either party has the right to collect monetary damages for failure to perform the obligations under this Agreement, including any balance due by Broker under this Agreement.

11.3 Liabilities Upon Termination. Following termination, Broker shall be responsible for all liabilities, debt s and obligations of Broker based upon the purchase of air time and use of Licensee_s transmission facilities including, without limitation, accounts payable, barter agreements and unaired advertisements, but not for Licensee_s federal, state, and local income and business franchise tax liabilities or taxes levied upon Licensee_s real estate or personal property after termination.

11.4 Specific Performance. In addition to either party_s right of termination hereunder (and in addition to any other remedies available to that party), in the event of an uncured Event of Default, either party may seek specific performance of this Agreement, in which case the other party shall waive the defense in any such suit that the other party has an adequate remedy at law and shall interpose no opposition, legal or otherwise, as to the propriety of specific performance as a remedy hereunder.

12. Termination Upon Order of Government Authority. In the event that a federal, state, or local government authority designates a hearing with respect to the continuation or renewal of any authorization held by Licensee for the operation of the Station or orders to the termination of this Agreement and /or the curtailment in any manner material to the relationship between the parties hereto of the provision of programming by Broker

hereunder, Broker, at its option, may seek administrative or judicial relief from such order(s) (in which event Licensee shall cooperate with Broker, provided that Broker shall be responsible for the legal fees and costs incurred in such proceedings) or Broker shall notify Licensee that it will terminate this Agreement in accordance with such order(s). If the Commission designates the renewal application of the Station for a hearing as a consequence of this Agreement or for any other reason, or initiates any revocation or other proceeding with respect to the authorizations issued to the Licensee for the operation of the Station, and Licensee elects to contest the action, then Licensee and Broker shall each be responsible for one half (1/2) of the expenses incurred as a consequence of the Commission proceeding; provided, however, that Broker shall at its own expense cooperate and comply with any reasonable request of Licensee to assemble and provide to the Commission information relating to Broker's performance under this Agreement. In the event of termination upon any government order(s) Broker shall pay to Licensee any fees due but unpaid as of the date of termination as may be permitted by such order(s), and Licensee shall cooperate reasonably with Broker to the extent permitted to enable Broker to fulfill advertising or other programming contracts then outstanding, in which event Licensee shall receive as a compensation for the carriage of such programming that which otherwise would have been paid to Broker hereunder.

13. Representations and Warranties.

13.1 Mutual Representations and Warranties. Both Licensee and Broker represent that they are legally qualified, empowered and able to enter into this Agreement, and that the execution, delivery and performance hereof shall not constitute a breach or violation of any agreement, contract or other obligation to which either party is subject or by which it is bound. The signatures appearing for Broker and Licensee at the end of this agreement have been affirmed pursuant to such specific authority as, under applicable law, is required to bind them.

13.2 Licensee's Representations, Warranties, and Covenants. Licensee makes the following representation, warranties, and covenants.

13.2.1 Authorizations. Licensee owns and holds all licenses and other permits and authorizations necessary for the operation of the Station as presently conducted, and such licenses, permits and authorizations will be in full force and effect for the entire term hereof. There is not now pending or, to Licensee_s best knowledge, threatened, any action by the Commission or other party to revoke, cancel, suspend, refuse to renew or modify adversely any such licenses, permits or authorizations and, to Licensee_s best knowledge, no event has occurred which allows or, after notice or lapse of time or both, would allow, the revocation or termination of such licenses, permits or authorizations or the imposition of any restrictions thereon of such a nature that may limit the operation of the Station as presently conducted. Licensee has no reason to believe that any such license, permit or authorization will not be.

13.2.2 Broker_s Representations, Warranties, and Covenants. Broker will have no rights to mortgage any of the assets of Licensee including but not limited to FCC licenses, tower, transmitting equipment.

13.2.3 Insurance. Broker will maintain in full force and effect throughout the term of this Agreement insurance with responsible and reputable insurance companies or associations covering such risks (including fire and other risks insured against by extended coverage, public liability insurance, insurance for claims against personal injury or death or property damage and such other insurance as may be required by law) and in such amounts and on such terms as is conventionally carried by broadcasters operating radio station with facilities comparable to those of the Station.

Any insurance proceeds received by Broker in respect of damaged property will be used to repair or replace such property so that the operation of the Station conforms with this Agreement.

14. Notices. All necessary notices, demands and requests permitted or required under this Agreement shall be in writing and shall be deemed given when delivered personally, or mailed by certified mail or overnight courier, postage prepaid, with return receipt requested, and addressed as follows;

If to Licensee: Kenneth R. Rainey Sr.

Radio Broadcasters, LLC
P.O.Box-3160
Meridian, Ms. 39303
601-934-1033 Home-601-693-4868
Fax-601-484-6068

If to Buyer: Larry Blakeney

Blakeney Communications. Inc.
P.O.Box-6408
Laurel, Ms. 39441
601-649-0095

15. Modifications and Waiver. No modification of any provisions of this Agreement shall in any event be effective unless the same shall be in writing and then such modification shall be effective only in the specific instance and for the purpose of which given.

16. Construction. This Agreement shall be constructed in accordance with the laws of the State of Mississippi and the obligations of the parties hereof are subject to all federal, state, and local laws and regulations now or hereafter in force and to the rules, regulations and policies of the Commission and all other government entities or authorities or hereafter to be constituted.

17. Headings. The headings contained in this Agreement are included for convenience only and no such heading shall in any way alter the meaning of any provision.

18. Assignability; No Third Party Rights. Broker may freely assign it_s rights and obligations under this Agreement, to any third party which is qualified to be an FCC licensee and which has the financial capacity to pay the Monthly fee. Any assignment of rights and benefits under this Agreement shall not relieve the Broker of its duties and obligations under this Agreement. The covenants, conditions and provisions hereof are and shall be for the exclusive benefit of the parties hereto and their permitted assigns, and nothing herein, express or implied, is intended or shall be construed to confer upon or to give any person or entity other than the parties hereto and their permitted assigns any right, remedy or claim,

legal or equitable, under or by reasons of this Agreement.

19. Counterpart Signature. This Agreement may be signed in one or more counterparts, each of which shall be deemed a duplicate original, binding on the parties hereto notwithstanding that the parties are not signatory to the original or the same counterpart.

20. Entire Agreement. This Agreement embodies the entire Agreement between the parties and there are no other Agreements, representations, warranties or understanding, oral or written, between them with respect to the subject matter hereof. No alteration, modification or change of this Agreement shall be valid unless by like written instrument executed by an authorized principal.

21. No Partnership or Joint Venture Created. Nothing in this Agreement shall be construed to make Licensee and Broker partners or joint ventures or to afford any rights to any third party other than as expressly provided herein.

22. Invalidity. If any provision of this Agreement or the application thereof to any person or circumstances shall be held invalid or unenforceable to any extent, the parties shall negotiate in good faith and attempt to agree on an amendment to this Agreement that will provide the parties with substantially the same rights and obligations, to the greatest extent possible, as the original Agreement in valid, binding and enforceable form.

23. Sererability. In the event any provision contained in this Agreement is held to be invalid, illegal or unenforceable, such holding shall not affect any other provisions here of and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

24. Certification - FCC Rules. Pursuant to Section 73.3555(a)(3)(ii) of the FCC_s rules, the parties certify as follows:

(i) Licensee certifies that it shall at all times maintain ultimate control of the Station_s facilities, including specifically control over station finances, personnel and programming.

(ii) Broker certifies that this Agreement complies with the provisions of Section 73.3555(a)(l) of the FCC_s rules.

25. Confidentiality. Neither party shall disclose the terms of this Agreement to any third party, except when such disclosure is required by law.

26. Attorney's Fees and Expenses. In the event of any dispute arising under this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees incurred in connection therewith and all related costs and expenses.

27. Arbitration. Any dispute arising from the terms of this Agreement or the transactions contemplated herein after Closing other than dispute specified in Section 16 hereof shall be submitted to Arbitration. Such Arbitration shall take place in meridian, Mississippi, or such other place mutually agreed to by the parties, with each party designating an arbitrator having some background and experience in broadcasting. The arbitrators designated shall mutually select a third arbitrator. The arbitrator so selected shall conduct an expeditious hearing pursuant to the rules and procedures of the American Arbitration Association ("AAA"). The written decision of the arbitrator, who shall be a member of the AAA, shall be final and binding upon Seller and Buyer. All expenses attendant to the Arbitration shall be split equally between buyer and Seller. Each side shall pay it's own attorney's fees.

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