

ASSET PURCHASE AGREEMENT
(WBGB(FM), Ponte Vedra Beach, Florida)

This ASSET PURCHASE AGREEMENT ("Agreement") is dated as of June ~~23~~ 2006, by and between **Cox Radio, Inc.**, a Delaware corporation ("Buyer") and **Caron Broadcasting, Inc.**, an Ohio corporation ("Seller").

RECITALS

1. Seller owns the assets used in the operation of Radio Station WBGB(FM), licensed to Ponte Vedra Beach, Florida (the "Station"), and holds the license and authorizations issued by the FCC for the operation of the Station;

2. Buyer desires to acquire certain assets and the FCC licenses and other authorizations of the Station and Seller is willing to convey such assets, licenses and authorizations to Buyer.

3. The acquisition of the FCC Licenses of the Station is subject to prior approval of the FCC.

NOW THEREFORE, in consideration of the mutual covenants contained herein, Seller and Buyer hereby agree as follows:

ARTICLE 1

TERMINOLOGY

1.1 **Act.** The Communications Act of 1934, as amended.

1.2 **Adjustment Amount.** As provided in Section 2.7, the amount by which Buyer's account is to be credited or charged, as reflected on the Adjustment List.

1.3 **Adjustment List.** As provided in Section 2.7, an itemized list of all sums to be credited to or charged against the account of Buyer, with a brief explanation in reasonable detail of the credits or charges.

1.4 **Assumed Obligations.** Such term shall have the meaning defined in Section 2.3.

1.5 **Business Day.** Any calendar day, excluding Saturdays and Sundays, on which federally chartered banks in the city of New York, New York, are regularly open for business.

1.6 **Buyer's Knowledge.** Such term or any similar formulation thereof shall mean the actual knowledge of Robert F. Neil, President/CEO, Marc Morgan, Chief Operating Officer, and Neil Johnston, Chief Financial Officer.

1.7 **Buyer's Threshold Limitation.** As provided in Section 9.3 (b), the threshold dollar amount for the aggregate of claims, liabilities, damages, losses, costs and expenses that must be incurred by Buyer before Seller shall be obligated to indemnify Buyer. Buyer's Threshold Limitation shall be Twenty Five Thousand Dollars (\$25,000.00), with a single item threshold of Ten Thousand Dollars (\$10,000.00); provided, that once such claims exceed the foregoing thresholds, Seller shall be required to indemnify Buyer with respect to all indemnifiable claims, including indemnifiable claims for the initial threshold amounts.

1.8 **Closing.** The closing with respect to the transactions contemplated by this Agreement.

1.9 **Closing Date.** The date on which the Closing occurs determined in accordance with Section 8.1.

1.10 **Documents.** This Agreement and all Exhibits and Schedules hereto, and each other agreement, certificate, or instrument delivered pursuant to or in connection with this Agreement, including amendments thereto that are expressly permitted under the terms of this Agreement.

1.11 **Earnest Money.** The amount of Five Hundred Thousand Dollars (\$500,000.00).

1.12 **Environmental Assessment.** Such term shall have the meaning defined in Section 5.9.

1.13 **Environmental Laws.** The Comprehensive Environmental Response Compensation and Liability Act, the Resource Conservation and Recovery Act, the Clean Water Act, the Clean Air Act and the Toxic Substances Control Act, each as amended, 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.

1.14 **Escrow Agent.** The Escrow Agent shall be U.S. Bank National Association.

1.15 **Escrow Agreement.** The Escrow Agreement in the form attached as Exhibit "A" that Seller, Buyer and the Escrow Agent have entered into concurrently with the execution of this Agreement relating to the deposit, holding, investment, and disbursement of the Earnest Money.

1.16 **Excluded Assets.** Such term shall have the meaning defined in Section 2.2.

1.17 **FCC.** Federal Communications Commission.

1.18 **FCC Licenses.** The licenses, permits and authorizations issued by the FCC for the operation of the Station and all applications relating to the Station pending before the FCC, as listed on Schedule 3.8.

1.19 **FCC Rules and Regulations.** The rules of the FCC as set forth in Volume 47 of the Code of Federal Regulations, as well as such other written policies of the FCC, whether contained in the Code of Federal Regulations, or not, that apply to the Station.

1.20 **FCC Order.** An action, order, or decision of the FCC granting its consent to the assignment of the FCC Licenses to Buyer.

1.21 **Final Action.** An action of the FCC that has not been reversed, stayed, enjoined, set aside, annulled or suspended, with respect to which no timely petition for reconsideration or administrative or judicial appeal or sua sponte action of the FCC with comparable effect is pending and as to which the time for filing any such petition or appeal (administrative or judicial) or for the taking of any such sua sponte action of the FCC has expired.

1.22 **Hazardous Materials.** Toxic materials, hazardous wastes, hazardous substances, pollutants or contaminants, asbestos or asbestos-related products, polychlorinated biphenyls ("PCBs"), petroleum, crude oil or any fraction or distillate thereof in excess of legally-defined permissible limits (as such terms are defined in any Environmental Laws).

1.23 **Indemnified Party.** Any party described in Section 9.3(a) or Section 9.4(a) that is entitled to indemnification by an Indemnifying Party under the provisions of Article IX of this Agreement.

1.24 **Indemnifying Party.** The party to this Agreement that is required under the provisions of Article IX of this Agreement to indemnify an Indemnified Party.

1.25 **Lien.** Any mortgage, deed of trust, pledge, hypothecation, security interest, encumbrance, unrecorded easement, lien, lease or charge of any kind, whether voluntarily incurred or arising by operation of law or otherwise, affecting any Sale Assets, including any written or oral agreement to give or grant any of the foregoing, any conditional sale or other title retention agreement, and the filing of or agreement to give any financing statement with respect to the Sale Assets under the Uniform Commercial Code or comparable law of any jurisdiction.

1.26 **Material Adverse Condition.** A condition which would materially restrict, limit, increase the cost or burden of or otherwise materially adversely affect or materially impair the right of Buyer to the ownership, use, control, enjoyment or operation of the Station or the proceeds therefrom; provided, however, that any condition which requires that the Station be operated in accordance with a condition similar to those contained in the FCC Licenses shall not be deemed a Material Adverse Condition.

1.27 **OSHA Laws.** The Occupational Safety and Health Act of 1970, as amended, and all other federal, state or local laws or ordinances, including orders, rules and regulations thereunder, regulating or otherwise affecting health and safety of the workplace.

1.28 **Permitted Lien.** For purposes hereof, "Permitted Lien" shall mean (i) easements, restrictions, and other similar matters which will not materially adversely affect the use of the Real Property in the ordinary course of business; (ii) liens for taxes not due and payable or, that are being contested in good faith by appropriate proceedings; (iii) mechanics, materialmen's, carriers', warehousemen's, landlords' or other similar liens in the ordinary course of business for sums not yet due or which are being contested in good faith by appropriate proceedings; (iv) deposits or pledges to secure the performance of bids, tenders, contracts (other than for borrowed money), leases, statutory obligations, surety or appeal bonds or other deposits or pledges for purposes of a like general nature made or given in the ordinary course of business; (v) liens or mortgages that will be released at Closing; (vi) liens which appear on Schedule 1.28 hereof; (vii) zoning ordinances and regulations, including statutes and ordinances relating to the liens of streets and to other municipal improvements, which will not materially adversely affect the use of the Real Property in the ordinary course of business; and (viii) easements of record and land use restrictions against the Real Property as set forth on Schedule 1.28.

1.29 **Purchase Price.** The consideration to be paid by Buyer to Seller for purchase of the Sale Assets in an amount equal to Seven Million Six Hundred and Fifty Thousand Dollars (\$7,650,000.00).

1.30 **Real Property and Real Property Lease.** Such terms shall have the meanings defined in Section 3.7.

1.31 **Sale Assets.** All of the tangible and intangible assets to be transferred by Seller to Buyer as set forth in Section 2.1.

1.32 **Seller's Knowledge.** Such term or any similar formulation thereof shall mean the actual knowledge of Jonathan L. Block, Vice President, and David A. R. Evans, Executive Vice President, Salem Communications Corporation.

1.33 **Seller's Threshold Limitation.** As provided in Section 9.4(b), the threshold dollar amount for the aggregate of claims, liabilities, damages, losses, costs and expenses that must be incurred by Seller before Buyer shall be obligated to indemnify Seller. Seller's Threshold Limitation shall be Twenty Five Thousand Dollars (\$25,000.00), with a single item threshold of Ten Thousand Dollars (\$10,000.00); provided, that once such claims exceed the foregoing thresholds, Buyer shall be required to indemnify Seller with respect to all indemnifiable claims, including indemnifiable claims for the initial threshold amounts.

1.34 **Station Agreements.** The agreements, commitments, contracts, leases and other items described in Section 2.1(d) to which Seller is a party and which relate to the Station, operation of the Station or the Sale Assets.

1.35 **Survival Period.** Such term shall have the meaning defined in Section 9.1.

1.36 **Tangible Personal Property.** The personal property described in Section 2.1(a).

1.37 **Tower Coordinates.** Such term shall have the meaning defined in Section 3.15 hereof.

ARTICLE II

PURCHASE AND SALE

2.1 **Sale Assets.** On the Closing Date, Seller will sell, transfer, assign and convey to Buyer, and Buyer will accept assignment of and will purchase from Seller, free and clear of all Liens, except Permitted Liens, all of Seller's right, title and interest, legal and equitable, in and to the tangible and intangible assets (except Excluded Assets) used in the operation of the Station as specifically set forth in the following:

(a) **Tangible Personal Property.** All equipment, parts, supplies, fixtures and other tangible personal property now or hereinafter owned by Seller and used in the creation and processing of the Station's signal at the Station's studio, the delivery and receipt of that signal from the Station's studio to the Station's transmitter site and the broadcast transmission of the signal at the Stations' transmitter site (the "Signal Origination and Transmission Operation") as set forth on Schedule 3.6, together with such modifications, replacements, improvements made and additional items acquired, and subject to such deletions therefrom, between the date hereof and the Closing Date in accordance with the terms and provisions of this Agreement;

(b) **Real Property Lease.** All of Seller's right, title and interest in and to the Real Property Lease;

(c) **Licenses and Permits.** The FCC Licenses and all other assignable or transferable governmental permits, licenses and authorizations (and any renewals, extensions, amendments or modifications thereof) now held by Seller or hereafter obtained by Seller between the date hereof and the Closing Date, to the extent such other permits, licenses and authorizations pertain to or are used in the operation of the Sale Assets;

(d) **Station Agreements.** All agreements which are listed on Schedule 3.9 as agreements which Buyer elects to assume, any renewals, extensions, amendments or modifications of those agreements being assumed which are made in the ordinary course of Seller's operation of the Station and in accordance with the terms and provisions of this Agreement; and

(e) **Records.** All books, records, accounts, files, logs, ledgers, reports of engineers and other consultants or independent contractors, that are held by Seller and

pertain to or are used in the operation of the Sale Assets described in Section 2.1(a), (b), (c) and (d).

2.2 **Excluded Assets.** Notwithstanding any provision of this Agreement to the contrary, Seller shall not transfer, convey or assign to Buyer, but shall retain all of its right, title and interest in and to, the following assets owned or held by it on the Closing Date ("Excluded Assets"):

(a) Any and all cash, cash equivalents, cash deposits to secure contract obligations (except to the extent Seller receives a credit therefor under Section 2.7, in which event the deposit shall be included as part of the Sale Assets), all inter-company receivables from any affiliate of Seller and all other accounts receivable, bank deposits, and securities held by Seller with respect to the Station at the Closing Date.

(b) Any and all claims of Seller with respect to transactions prior to the Closing including, without limitation, claims for tax refunds and refunds of fees paid to the FCC.

(c) All prepaid expenses (except to the extent Seller receives a credit therefor under Section 2.7, in which event the prepaid expense shall be included as part of the Sale Assets).

(d) All contracts of insurance and claims against insurers.

(e) All employee benefit plans and the assets thereof and all employment contracts.

(f) All loans and loan agreements.

(g) All tangible personal property used in the operation of the Station that is not included in the Tangible Personal Property and other tangible personal property disposed of or consumed between the date hereof and the Closing Date in accordance with the terms and provisions of this Agreement.

(h) Seller's company records (including corporate records) that do not pertain to or are not used in the operation of the Sale Assets.

(i) All commitments, contracts and agreements not specifically assumed by Buyer pursuant to Section 2.1(d), above.

2.3 **Assumption of Liabilities.**

(a) At the Closing, Buyer shall assume and agree to perform, without duplication of Seller's performance, the following liabilities and obligations of Seller (the "Assumed Obligations"):

(i) Current liabilities of Seller for which Buyer receives a credit pursuant to Section 2.7, but not in excess of the amount of such credit.

(ii) Liabilities and obligations arising under the Station Agreements and the FCC Licenses, if any, assumed by and transferred to Buyer in accordance with this Agreement, but only to the extent such liabilities and obligations relate to any period of time on and after the Closing Date.

(b) Except for the Assumed Obligations, Buyer shall not assume or in any manner be liable for any duties, responsibilities, obligations or liabilities of Seller of any kind or nature, whether express or implied, known or unknown, contingent or absolute, including, without limitation, any liabilities to or in connection with Seller's employees whether arising in connection with the transaction contemplated hereunder or otherwise. Without limiting the generality of the foregoing, Buyer shall not hire any employee of Seller or assume any obligation or liability whatsoever with respect to any employee of Seller, including, without limitation, any obligation or liability pursuant to the health care continuation coverage requirements under ERISA Sections 601 et seq. or Section 4980B of the Internal Revenue Code of 1986, as amended, or for severance or other benefit that may be owed to Seller's employees.

2.4 **Earnest Money.**

(a) Upon execution of this Agreement, Buyer shall deposit with Escrow Agent under the Escrow Agreement, in immediately available funds, the Earnest Money. The Escrow Agent shall hold the Earnest Money under the terms of the Escrow Agreement in trust for the benefit of the parties hereto. Interest and other earnings on the Earnest Money shall be distributed by the Escrow Agent to Buyer in accordance with the terms of the Escrow Agreement.

(b) If the Closing does not occur because of the termination of this Agreement under Section 10.1, the Earnest Money shall be delivered to Seller or returned to Buyer in accordance with Section 10.2, and if the Closing does occur, the Earnest Money shall be applied to payment of the Purchase Price at Closing as provided in Section 2.5.

2.5 **Payments.**

(a) The Purchase Price shall be paid by Buyer as follows:

(i) At Closing, the Earnest Money shall, subject to execution and delivery of the Closing documents described in Section 8.2, become the property of Seller and shall, pursuant to the Escrow Agreement, be disbursed to Seller by wire transfer of immediately available funds.

(ii) At Closing the Purchase Price, less the amount of the Earnest Money disbursed to Seller, shall be paid to Seller at Closing by wire transfer of immediately available funds.

(b) Buyer shall pay to Seller, or Seller shall pay to Buyer, the Adjustment Amount in accordance with Section 2.7.

2.6 **Allocation of the Purchase Price.** Buyer and Seller agree to allocate the Purchase Price for tax and recording purposes in accordance with an appraisal to be conducted by Bond and Pecaro and completed as soon as practicable but in no event later than 90 days following Closing. The appraisal shall be reasonably satisfactory to Seller and Buyer. Buyer and Seller shall each pay one-half the cost of such appraisal. Buyer and Seller agree to report such allocation to the Internal Revenue Service in the form required by Treasury Regulation § 1.1060-1T.

2.7 **Adjustment of Purchase Price.**

(a) All operating income and operating expenses of the Station shall be adjusted and allocated between Seller and Buyer, and an adjustment in the Purchase Price shall be made as provided in this Section 2.7, to the extent necessary to reflect the principle that all income attributable to the operation of the Station, and all expenses attributable to the Signal Origination and Transmission Operation or the Sale Assets, with respect to periods ending at 11:59 o'clock P.M. Eastern Time on the date immediately preceding the Closing Date shall be for the account of Seller, and all such income and expenses with respect to periods thereafter shall be for the account of Buyer.

(b) To the extent they are inconsistent with the express provisions of this Agreement, the allocations made pursuant to this Section 2.7 shall be made in accordance with generally accepted accounting principles, consistently applied.

(c) For purposes of making the adjustments pursuant to this Section 2.7, Buyer shall prepare and deliver the Adjustment List to Seller within sixty (60) days following the Closing Date, or such earlier or later date as shall be mutually agreed to by Seller and Buyer. The Adjustment List shall set forth the Adjustment Amount. If the Adjustment Amount is a credit to the account of Buyer, Seller shall pay such amount to Buyer, and if the Adjustment Amount is a charge to the account of Buyer, Buyer shall pay such amount to Seller. In the event Seller disagrees with the Adjustment Amount determined by Buyer or with any other matter arising out of this subsection, and Buyer and Seller cannot resolve the disagreement themselves within thirty (30) days of the delivery of the Adjustment List, the parties will refer the disagreement to a firm of independent certified public accountants, mutually acceptable to Seller and Buyer, whose decision shall be final and whose fees and expenses shall be paid one-half by Seller and one-half by Buyer.

ARTICLE III

REPRESENTATIONS AND WARRANTIES OF SELLER

Notwithstanding anything to the contrary in this Agreement, Seller makes no representation or warranty other than the representations and warranties set forth in this Article III. Seller hereby represents and warrants to Buyer as follows:

3.1 **Organization and Good Standing.** Seller is a corporation duly organized, validly existing and in good standing under the laws of the State of Ohio. Seller has all requisite corporate power to own, to operate, and to lease its properties and to carry on its business as it is now being conducted and as the same will be conducted following the Closing.

3.2 **Authorization and Binding Effect of Documents.** Seller's execution and delivery of, and the performance of its obligations under this Agreement and each of the other Documents to which Seller is a party, and the consummation by Seller of the transactions contemplated hereby and thereby, have been duly authorized and approved by all necessary corporate action on the part of Seller. Seller has the power and authority to execute, to deliver, and to perform its obligations under this Agreement and each of the other Documents to which Seller is a party and to consummate the transactions hereby and thereby contemplated. This Agreement and each of the other Documents executed or to be executed by Seller have been, or at or prior to the Closing will be, duly executed by Seller. The Documents executed by Seller, when executed and delivered by the other party or parties thereto, will constitute valid and legally binding agreements of Seller, enforceable against Seller in accordance with their terms, except as may be limited by bankruptcy, insolvency, reorganization, moratorium and similar laws affecting the enforcement of creditors' rights or remedies generally, and except as may be limited by general principles of equity (regardless of whether enforceability is sought in a proceeding in equity or at law).

3.3 **Absence of Conflicts.** Seller's execution and delivery of, and the performance of its obligations under, this Agreement and each of the other Documents to which Seller is a party, and the consummation by Seller of the transactions contemplated hereby and thereby:

(a) Do not in any material respect (with or without the giving of notice or the passage of time or both) violate (or result in the creation of any Lien other than a Permitted Lien on any of the Sale Assets under), any provision of law, rule, or regulation or any order, judgment, injunction, decree, or ruling applicable to Seller;

(b) Except as disclosed on Schedule 3.9, do not (with or without the giving of notice or the passage of time or both) conflict with or result in a breach or termination of, or constitute a default or give rise to a right of termination or acceleration under, the certificate of incorporation or bylaws of Seller or any lease, agreement, commitment, or other instrument which Seller is a party to, or bound by, or by which any of the Sale Assets may be bound, or result in the creation of any Lien, other than a Permitted Lien, upon any of the Sale Assets.

3.4 **Governmental Consents and Consents of Third Parties.** Except for the FCC Order and the consents disclosed on Schedule 3.9, Seller's execution and delivery of, and the performance of its obligations under, this Agreement and each of the other Documents to which Seller is a party, and the consummation by Seller of the transactions contemplated hereby and thereby, do not require the consent, waiver, approval, permit, license, clearance, or authorization of, or any declaration or filing with, any court or

public agency or other authority, or the consent of any person under any agreement, arrangement or commitment of any nature to which Seller is a party or by which it is bound or by which the Sale Assets are bound or to which they are subject, the failure of which to obtain would have a material adverse effect on the Sale Assets or the operation of the Station.

3.5 **Sale Assets.** The Sale Assets include all of the assets, properties, and rights of every type and description, real, personal and mixed, tangible and intangible, that are used in the Signal Origination and Transmission Operation in the manner in which such activities are now conducted, with the exception of the Excluded Assets.

3.6 **Tangible Personal Property.** To Seller's Knowledge, the list of Tangible Personal Property set forth on Schedule 3.6 is a complete and correct list of all of the material items of tangible personal property used in the Signal Origination and Transmission Operation in the manner in which such activities are now conducted.

(a) Seller has good, marketable, and valid title to all of the items of Tangible Personal Property, free and clear of all Liens except Permitted Liens, and including the right to transfer the same.

(b) The Tangible Personal Property has been maintained in accordance with industry practices and is in good operating condition subject to ordinary wear and tear.

(c) The Tangible Personal Property complies in all material respects with applicable FCC Rules and Regulations and the terms of the FCC Licenses.

(d) There is not any defect in the condition or operation of any item of the Tangible Personal Property that is reasonably likely to have a material adverse effect on the operation of the Station.

3.7 **Real Property Lease.**

(a) The real property lease described on Schedule 3.7 constitutes a complete and correct summary description in all material respects of all of the interests in real estate held by Seller for the use and operation of the Station's transmitter site. The real property, including all buildings, towers and other improvements thereon, used by Seller for the Station's transmitter site is herein defined as the "Real Property" and such real property lease is herein defined as the "Real Property Lease."

(b) To Seller's Knowledge, Seller does not owe any money to any architect, contractor, subcontractor, or materialman for labor or materials performed, rendered, or supplied to or in connection with the Real Property, which shall not be paid in full on or before Closing.

(c) To Seller's Knowledge, the present use of the Real Property is in compliance with all applicable zoning codes, and Seller has not received any notices of uncorrected violations of applicable zoning, housing, building, safety, or fire ordinances.

The Real Property is served by electricity in capacities adequate for the present use of the Real Property and the improvements thereon.

(d) Seller has not made any other agreement for the assignment or sublease of, or given any other person an option to acquire or sublease or right of first refusal to acquire or sublease, all or any part of the Real Property, and Seller has not subjected the Real Property to any Liens (other than Permitted Liens).

3.8 **FCC Licenses.** Seller is the holder of the FCC Licenses listed on Schedule 3.8, and except as set forth on such Schedule, the FCC Licenses (i) are valid, in good standing, and in full force and effect and constitute all of the licenses, permits, and authorizations required by the Act, the FCC Rules and Regulations, or used in, the operation of the Station in all material respects as now operated, and (ii) constitute all of the current licenses and authorizations issued by the FCC to Seller for or in connection with the current operation of the Station. There is no condition imposed by the FCC as part of any FCC License which is neither set forth on the face thereof as issued by the FCC nor contained in the FCC Rules and Regulations applicable generally to radio stations of the type, nature, class, or location of the Station. The Station is being operated at full, authorized power, in accordance with the terms and conditions of the FCC Licenses and in accordance with the FCC Rules and Regulations, except to the extent a failure to so comply would not constitute a Material Adverse Condition. Except as set forth on Schedule 3.8, no proceedings are pending or, to Seller's Knowledge, are threatened that may result in the revocation, modification, non-renewal, or suspension of any of the FCC Licenses, the denial of any pending applications, the issuance of any cease and desist order or the imposition of any fines, forfeitures or other administrative actions by the FCC with respect to the Station or its operation, other than proceedings affecting the radio broadcasting industry in general. Seller has complied in all material respects with all requirements to file reports, applications, and other documents with the FCC with respect to the Station, and all such reports, applications, and documents are complete and correct in all material respects. To Seller's Knowledge, there are no matters (i) that could reasonably be expected to result in the suspension or revocation of or the refusal to renew any of the FCC Licenses or the imposition of any fines or forfeitures by the FCC, or (ii) involving Seller that could reasonably be expected to result in the FCC's refusal to issue the FCC Order or the imposition of any Material Adverse Condition in connection with such issuance. There are not any unsatisfied or otherwise outstanding citations issued by the FCC with respect to the Station or its operation. Complete and accurate copies of all FCC Licenses are attached as a part of Schedule 3.8.

3.9 **Station Agreements.**

(a) Schedule 3.9 sets forth an accurate and complete list of all material agreements, contracts, arrangements, or commitments in effect as of the date hereof, including all amendments, modifications, and supplements thereto that affect or relate to the Signal Origination and Transmission Operation or the Sale Assets. Complete and correct copies of all such agreements, contracts, arrangements, or commitments that are in writing and actually known to Seller, including all amendments, modifications, and supplements thereto, have been delivered to Buyer.

(b) Except as set forth in the Schedules, and with respect to all Station Agreements designated as being assumed by Buyer, (i) all Station Agreements are legal, valid, and enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, and similar laws affecting creditors' rights generally, and subject, as to enforceability, to general principles of equity regardless of whether enforcement is sought in any proceeding at law or in equity; (ii) neither Seller, nor, to Seller's Knowledge, any other party thereto is in material breach of or in material default under any Station Agreements; (iii) there has not occurred any event that, after the giving of notice or the lapse of time or both, would constitute a material default under, or result in the material breach of, any Station Agreements by Seller, or to Seller's Knowledge, any other party thereto that are, individually or in the aggregate, material to the operation of the Station; and (iv) Seller holds the right to enforce and to receive the benefits under all of the Station Agreements, free and clear of all Liens (other than Permitted Liens), but subject to the terms and provision of each such Station Agreement.

(c) Schedule 3.9 indicates, for each Station Agreement listed thereon which is designated as being assumed by Buyer, whether consent or approval by any party thereto is required thereunder for consummation of the transactions contemplated hereby.

(d) Buyer and Seller acknowledge that certain of the Station Agreements designated as being assumed by Buyer, and the rights and benefits thereunder necessary or appropriate or relating to the conduct of the business and activities of the Station may not, by their terms, be assignable. Notwithstanding anything in this Agreement to the contrary, this Agreement shall not constitute an agreement to assign any such Station Agreement, and Buyer shall not be deemed to have assumed the same or to be required to perform any obligations thereunder, if an attempted assignment thereof, without the consent of a third party thereto, would constitute a breach thereof or in any way affect the rights under such Station Agreement of Buyer or Seller thereunder. In such event, Seller will cooperate with Buyer to provide for Buyer all benefits to which Seller is entitled under such Station Agreement, and any transfer or assignment to Buyer by Seller of any such Station Agreement or any right or benefit arising thereunder or resulting therefrom which shall require the consent or approval of any third party shall be made subject to such consent or approval being obtained. Seller shall, without further consideration therefor, pay, assign and remit to Buyer promptly all monies, and, to the extent permitted, all other rights or consideration received or obtained, or which may be received or obtained in respect of performance of such Station Agreements.

3.10 **Litigation.** There are no claims, investigations, or administrative, arbitral, or other proceedings pending or to Seller's Knowledge threatened, against Seller which would, individually or in the aggregate if adversely determined, have a material adverse effect on the Sale Assets or the operation of the Station, or which would give any third party the right to enjoin the transactions contemplated by this Agreement. To Seller's Knowledge, there is no basis for any such claim, investigation, action, suit or proceeding which would, individually or in the aggregate if adversely determined, have a material adverse effect on the Sale Assets or operation of the Station. There are no existing or pending orders, judgments or decrees of any court or governmental agency affecting

Seller, the Station or any of the Sale Assets which would materially adversely affect the Station's operation or the Sale Assets.

3.11 **Labor Matters.**

(a) Seller is not a party to any collective bargaining agreement, and there is no collective bargaining agreement that determines the terms and conditions of employment of any employees of Seller.

(b) With respect to the Station:

(i) There are neither pending nor, to Seller's Knowledge, threatened, any claims, actions, administrative proceedings, union organizing activities, arbitrations, grievances or other proceedings between Seller and any employees of the Station or any union representing such employees; and to Seller's Knowledge, there are no existing labor or employment or other controversies or grievances involving employees of the Station which have had or are reasonably likely to have a material adverse effect on the operation of the Station; and

(ii) Buyer's consummation of the transactions contemplated by this Agreement in accordance with the terms hereof shall not, as a result of or in connection with the transactions contemplated hereby, impose upon Buyer the obligation to pay any severance or termination pay under any agreement, plan or arrangement binding upon Seller.

3.12 **Employee Benefit Plans.** Buyer's consummation of the transactions contemplated by this Agreement in accordance with the terms hereof shall not, as a result of or in connection with the transactions contemplated hereby, impose upon Buyer any obligation under any benefit plan, contract or arrangement (regardless of whether they are written or unwritten and funded or unfunded) covering employees or former employees of Seller in connection with their employment by Seller at the Station. For purposes of this Agreement, "benefit plans" shall include without limitation employee benefit plans within the meaning of Section 3(3) of the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), vacation benefits, employment and severance contracts, stock option plans, bonus programs and plans of deferred compensation.

3.13 **Compliance with Law.** The operation of the Station complies in all material respects with the FCC Rules and Regulations and all federal, state, local or other laws, statutes, ordinances, regulations, and any applicable order, writ, injunction or decree of any court, commission, board, agency or other instrumentality.

3.14 **Environmental Matters; OSHA.**

(a) Seller has obtained all material environmental, health and safety permits necessary or required for either the operation by Seller of the Station on the Real Property as currently operated or the ownership of the Sale Assets and all such permits are in full force and effect and Seller is in compliance with all material terms and conditions of such permits.

(b) To Seller's Knowledge, there is no proceeding pending or threatened which may result in the reversal, rescission, termination, modification or suspension of any environmental or health or safety permits necessary for the operation of the Station on the Real Property as currently operated or the ownership of the Sale Assets.

(c) With respect to the Station and the Sale Assets, Seller is in compliance in all material respects with the provisions of Environmental Laws.

(d) Seller has not, and to Seller's Knowledge, no other person or entity has, caused or permitted materials to be generated, released, stored, treated, recycled, disposed of on, under or at the Real Property, which materials, if known to be present, would require clean up, removal or other remedial or responsive action under Environmental Laws (other than normal office, cleaning and maintenance supplies in reasonable quantities used and/or stored appropriately in the buildings or improvements on the Real Property). Seller has not caused the migration of any materials from the Sale Assets onto or under any property, which materials, if known to be present, would require cleanup, removal or other remedial or responsive action under Environmental Laws. There are no underground storage tanks and no PCBs or friable asbestos in or on the Sale Assets or the Real Property.

(e) Seller is not subject to any judgment, decree, order or citation with respect to the Sale Assets related to or arising out of Environmental Laws, and Seller has not received notice that it has been named or listed as a potentially responsible party by any person or governmental body or agency in any matter, under Environmental Laws.

(f) Seller has not discharged or disposed of any petroleum product or solid waste on the Real Property or on the property adjacent to the Real Property owned by third parties, which, to Seller's Knowledge, may form the basis for any present or future claim based upon the Environmental Laws, or any demand or action seeking clean-up of any site, location, body of water, surface or subsurface, under any Environmental Laws or otherwise, or which may subject the owner of the Real Property to claims by third parties (except to the extent third party liability can be established) for damages.

(g) No portion of the Real Property or Sale Assets has ever been used by Seller, nor to Seller's Knowledge, by any previous owner of the Real Property or Sale Assets, in material violation of Environmental Laws or as a landfill, dump site or any other use which involves the disposal or storage of Hazardous Materials on-site or in any manner which may materially adversely affect the value of the Real Property or the Sale Assets.

(h) To Seller's Knowledge, no pesticides, herbicides, fertilizers or other materials have been used on, applied to or disposed of by Seller on or in the Real Property or the Sale Assets in material violation of any Environmental Laws (other than normal office, cleaning and maintenance supplies in reasonable quantities used and/or stored appropriately in the buildings or improvements on the Real Property).

(i) To Seller's Knowledge, with respect to the Real Property and Sale Assets, Seller has disposed of all waste in full compliance with all Environmental Laws and, to Seller's Knowledge, there is no existing condition that may form the basis of any present or future claim, demand or action seeking clean up of any facility, site, location or body of water, surface or subsurface included in the Real Property or the Sale Assets, for which the Buyer could be liable or responsible solely as a result of the disposal of waste at such site by a prior owner of the Sale Assets.

(j) To Seller's Knowledge, Seller is in material compliance with all OSHA Laws applicable to the Sale Assets.

3.15 **Tower Coordinates.** The current vertical elevation and geographical coordinates of the Station's tower (the "Tower Coordinates") are properly registered with the FCC and FAA; and the Tower Coordinates comply with and correspond to the current vertical elevation and geographical coordinates authorized by the FAA, FCC and any other governmental authority, including any federal, state or local authority having jurisdiction over the Station or said tower.

3.16 **Filing of Tax Returns.** Seller has filed all federal, state and local tax returns which are required to be filed, and has paid all taxes and all assessments to the extent that such taxes and assessments have become due, other than such returns, taxes and assessments, the failure to file or pay would not, individually or in the aggregate, have a material adverse effect on Buyer as a result of Buyer's acquisition of the Sale Assets.

3.17 **Absence of Insolvency.** No insolvency proceedings of any character including without limitation, bankruptcy, receivership, reorganization, composition or arrangement with creditors, voluntary or involuntary, affecting Seller or any of the Sale Assets, are pending or, to Seller's Knowledge, threatened, and Seller 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.

3.18 **Broker's or Finder's Fees.** Other than a fee payable by Seller to Mark Jorgensen, no agent, broker, investment banker or other person or firm acting on behalf of or under the authority of Seller or any affiliate of Seller is or will be entitled to any broker's or finder's fee or any other commission or similar fee, directly or indirectly, in connection with the transactions contemplated by this Agreement.

3.19 **Insurance.** There is now in full force and effect with reputable insurance companies fire and extended coverage insurance with respect to all material tangible Sale Assets and public liability insurance, all in commercially reasonable amounts.

3.20 **Compliance with Patriot Act.** Seller is not nor will it become (i) a person whose property or interests in property are blocked pursuant to Section 1 of Executive Order 13224 of September 23, 2001 Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism (66 Fed. Reg. 49079 (2001)) or (ii) a person that knowingly engages in any dealings or

transactions, or otherwise knowingly associates, with any such person. Seller is not in violation of the Uniting And Strengthening America By Providing Appropriate Tools Required To Intercept And Obstruct Terrorism Act of 2001 (USA Patriot Act).

ARTICLE IV

REPRESENTATIONS AND WARRANTIES OF BUYER

Notwithstanding anything to the contrary in this Agreement, Buyer makes no representation or warranty other than the representations and warranties set forth in this Article IV. Buyer represents and warrants to Seller as follows:

4.1 **Organization and Good Standing.** Buyer is a corporation duly organized, validly existing and in good standing under the laws of the State of Delaware. Buyer has all requisite corporate power to own, to operate, and to lease its properties and to carry on its business as it is now being conducted and as the same will be conducted following the Closing.

4.2 **Authorization and Binding Effect of Documents.** Buyer's execution and delivery of, and the performance of its obligations under, this Agreement and each of the other Documents to which Buyer is a party, and the consummation by Buyer of the transactions contemplated hereby and thereby, have been duly authorized and approved by all necessary corporate action on the part of Buyer. Buyer has the power and authority to execute, to deliver, and to perform its obligations under this Agreement and each of the other Documents to which Buyer is a party and to consummate the transactions hereby and thereby contemplated. This Agreement and each of the other Documents executed or to be executed by Buyer have been, or at or prior to the Closing will be, duly executed by Buyer. The Documents executed by Buyer, when executed and delivered by the other party or parties thereto, will constitute valid and legally binding agreements of Buyer, enforceable against Buyer in accordance with their terms, except as may be limited by bankruptcy, insolvency, reorganization, moratorium and similar laws affecting the enforcement of creditors' rights or remedies generally, and except as may be limited by general principles of equity (regardless of whether such enforceability is sought in a proceeding in equity or at law).

4.3 **Absence of Conflicts.** Buyer's execution and delivery of, and the performance of its obligations under, this Agreement and each of the other Documents to which Buyer is a party, and the consummation by Buyer of the transaction contemplated hereby and thereby:

(a) Do not in any material respect (with or without the giving of notice or the passage of time or both) violate (or result in the creation of any claim, lien, charge or encumbrance on any of the assets or properties of Buyer under) any provision of law, rule or regulation or any order, judgment, injunction, decree or ruling applicable to Buyer;

(b) Do not (with or without the giving of notice or the passage of time or both) conflict with or result in a breach or termination of, or constitute a default or give

rise to a right of termination or acceleration under, the certificate of incorporation or bylaws of Buyer or any lease, agreement, commitment, or other instrument which Buyer is a party to, bound by, or by which any of its assets or properties may be bound.

4.4 **Governmental Consents and Consents of Third Parties.** Except for the FCC Order, Buyer's execution and delivery of, and the performance of its obligations under, this Agreement and each of the other Documents to which Buyer is a party and the consummation by Buyer of the transactions contemplated hereby and thereby, do not require the consent, waiver, approval, permit, license, clearance or authorization of, or any declaration or filing with, any court or public agency or other authority, or the consent of any person under any agreement, arrangement or commitment of any nature to which Buyer is a party or by which it is bound, the failure of which to obtain would have a material adverse effect on the assets, business, operation or financial condition or results of operations of Buyer.

4.5 **Qualification.**

(a) To Buyer's Knowledge, there are no facts concerning Buyer or any other person with an attributable interest in Buyer (as such term is defined under the FCC Rules and Regulations) which, under present law (including the Act) and the FCC Rules and Regulations, would (i) disqualify Buyer from being the holder of the FCC Licenses, the owner of the Sale Assets or the operator of the Station upon consummation of the transactions contemplated by this Agreement, or (ii) raise a substantial and material question of fact (within the meaning of Section 309(e) of the Act) regarding Buyer's qualifications.

(b) Without limiting the foregoing Section 4.5(a), Buyer shall make the affirmative certifications provided in Section III of FCC Form 314, or as may be required on any form required by the FCC to obtain its consent to this transaction, at the time of filing of such form with the FCC as contemplated by Section 5.2.

4.6 **Broker's or Finder's Fees.** No agent, broker, investment banker, or other person or firm acting on behalf of or under the authority of Buyer or any affiliate of Buyer is or will be entitled to any broker's or finder's fee or any other commission or similar fee, directly or indirectly, in connection with transactions contemplated by this Agreement.

4.7 **Litigation.** There are no legal, administrative, arbitral, or other proceedings or governmental investigations pending or, to Buyer's Knowledge, threatened against Buyer that would give any third party the right to enjoin the transactions contemplated by this Agreement.

4.8 **Compliance with Patriot Act.** Buyer is not nor will it become (i) a person whose property or interests in property are blocked pursuant to Section 1 of Executive Order 13224 of September 23, 2001 Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism (66 Fed. Reg. 49079 (2001)) or (ii) a person that knowingly engages in any dealings or

transactions, or otherwise knowingly associates, with any such person. Buyer is not in violation of the Uniting And Strengthening America By Providing Appropriate Tools Required To Intercept And Obstruct Terrorism Act of 2001 (USA Patriot Act).

ARTICLE V

TRANSACTIONS PRIOR TO THE CLOSING DATE

5.1 **Conduct of the Station's Operations Prior to the Closing Date.** Seller covenants and agrees with Buyer that between the date hereof and the Closing Date, unless Buyer otherwise agrees in writing (which agreement shall not be unreasonably withheld or delayed), Seller shall:

(a) Use commercially reasonable efforts to maintain insurance upon all of the tangible Sale Assets in such amounts and of such kind comparable to that in effect on the date hereof with respect to such Sale Assets and with respect to the operation of the Station, with insurers of substantially the same or better financial condition;

(b) Operate the Station and otherwise conduct its business in all material respects in accordance with the terms or conditions of the FCC Licenses, the FCC Rules and Regulations, the Act and all other rules and regulations, statutes, ordinances and orders of all governmental authorities having jurisdiction over any aspect of the operation of the Station, except where the failure to so operate the Station would not constitute a Material Adverse Condition or have a material adverse effect on the ability of Seller to consummate the transaction contemplated hereby;

(c) Comply in all material respects with all Station Agreements now or hereafter existing that are material, individually or in the aggregate, to the operation of the Station;

(d) Promptly notify Buyer of any material default by, or claim of default against, any party under any Station Agreements that are material, individually or in the aggregate, to the operation of the Station, and any event or condition that, with notice or lapse of time or both, would constitute an event of default under such Station Agreements;

(e) Not mortgage, pledge or subject to any Lien other than a Permitted Lien (except in the ordinary course of business) any of the Sale Assets;

(f) Not sell, lease or otherwise dispose of, nor agree to sell, lease or otherwise dispose of, any of the Sale Assets, except for dispositions in the ordinary course of business;

(g) Not amend or terminate any Station Agreement, other than in the ordinary course of business;

(h) Not make any material change with respect to the Signal Origination and Transmission Operation; or

(i) Notify Buyer of any material litigation pending or threatened against the Station or any material damage to or destruction of any Sale Assets of which Seller obtains knowledge.

5.2 **Governmental Consents.** Seller and Buyer shall file with the FCC, within ten (10) Business Days after the execution of this Agreement, such applications and other documents in the name of Seller or Buyer, as appropriate, as may be necessary or advisable to obtain the FCC Order. Seller and Buyer shall take all commercially reasonable steps necessary to prosecute such filings with diligence and shall diligently oppose any objections to, appeals from, or petitions to reconsider the FCC Order, to the end that the FCC Order and a Final Action with respect thereto may be obtained as soon as practicable; provided, however, that in the event the application for assignment of the FCC Licenses has been designated for hearing, either Buyer or Seller may elect to terminate this Agreement pursuant to Section 10.1(c). Buyer shall not knowingly take, and Seller shall not knowingly take, any action that it knows or has reason to know would materially and adversely affect or materially delay issuance of the FCC Order without a Material Adverse Condition or materially and adversely affect or materially delay its becoming a Final Action, unless such action is requested or required by the FCC, its staff, or the FCC Rules and Regulations. Should Buyer or Seller become aware of any facts that could reasonably be expected materially and adversely to affect or materially to delay issuance of the FCC Order without a Material Adverse Condition (including, but not limited to, in the case of Buyer, any facts that would reasonably be expected to disqualify Buyer from controlling the Station), such party shall promptly notify the other party thereof in writing and both parties shall cooperate to take all steps necessary or desirable to resolve the matter expeditiously and to obtain the FCC's approval of matters pending before it.

5.3 **Other Consents.** Seller shall use its commercially reasonable best efforts to obtain the consent or waivers to the transactions contemplated by this Agreement required under any Station Agreements; provided that Seller shall not be required to pay or to grant any material consideration in order to obtain any such consent or waiver.

5.4 **Tax Returns and Payments.** All taxes pertaining to ownership of the Sale Assets or operation of the Station which are due prior to the Closing Date will be timely paid; provided that Seller shall not be required to pay any such tax so long as the validity thereof shall be contested in good faith by appropriate proceedings and Seller shall have set aside adequate reserves with respect to any such tax.

5.5 **Access Prior to Closing Date.** Prior to the Closing, Buyer and its representatives may make such reasonable investigation of the Sale Assets and the Signal Origination and Transmission Operation as it may desire, and Seller shall give to Buyer, its engineers, counsel, accountants, and other representatives reasonable access during normal business hours throughout the period prior to the Closing to personnel and all of the assets, books, records and files of or pertaining to the Signal Origination and

Transmission Operation and the Sale Assets, provided that (i) Buyer shall give Seller reasonable advance notice of each date on which Buyer or any such other person or entity desires such access, (ii) each person (other than an officer of Buyer) shall, if requested by Seller, be accompanied by an officer or other representative of Buyer approved by Seller, which approval shall not be unreasonably withheld or delayed, (iii) the investigations at the offices of Seller shall be reasonable in number and frequency, and (iv) all investigations shall be conducted in such a manner as not to damage physically any property or to constitute a disruption of the operation of the Station or Seller. Seller shall furnish to Buyer during such period all documents and copies of documents and information concerning the Signal Origination and Transmission Operation and the Sale Assets as Buyer may reasonably request and to the extent such items are in the possession or control of Seller.

5.6 **Confidentiality; Press Release.** All information, data and materials concerning a party to this Agreement that are furnished to the other party in connection with this transaction or pursuant to this Agreement are confidential. The parties agree that prior to Closing (a) they shall not disclose or otherwise make available, at any time, any such information, data or material to any person who does not have a confidential relationship with such party; (b) they shall protect such information, data and material with a high degree of care to prevent the disclosure thereof; and (c) if, for any reason, the transactions contemplated herein are not consummated, all information, data or material concerning another party obtained by any party hereto, and all copies thereof, will be returned to the appropriate party. After Closing, no party will disclose or otherwise make available to any person any of such information, data or material concerning another party, except as may be necessary or appropriate in connection with the operation of the Station by Buyer. The parties shall use their commercially reasonable best efforts to prevent the violation of any of the foregoing confidentiality provisions by their respective representatives. Notwithstanding the foregoing, nothing contained herein shall prohibit Buyer or Seller from:

(i) Using such information, data and materials in connection with any action or proceeding brought or any claim asserted by Buyer or Seller with respect to any breach by the other of any representation, warranty or covenant made in or pursuant to this Agreement; or

(ii) Supplying or filing such information, data or materials to or with the FCC or SEC or any other valid governmental or court authority to the extent required by law or reasonably necessary to obtain any consent, waiver, amendment, modification, approval, authorization, permit or license which may be necessary to effectuate this Agreement, and to consummate the transactions contemplated herein.

In the event that the parties determine in good faith that a press release or other public announcement is desirable under any circumstances, the parties shall consult with each other to determine the appropriate timing, form and content of such release or announcement and thereafter may make such release or announcement.

5.7 **FCC Reports.** Seller shall continue to file, on a current basis until the Closing Date, all reports and documents required to be filed with the FCC with respect to the Station. Seller shall provide Buyer with copies of all such filings within five (5) Business Days of the filing with the FCC.

5.8 **Conveyance Free and Clear of Liens.** At or prior to the Closing, Seller shall obtain executed releases, in suitable form for filing and otherwise in form and substance reasonably satisfactory to Buyer, of any security interests granted in the Sale Assets and properties as security for payment of loans and other obligations or judgments and of any other Liens on the Sale Assets. At the Closing, Seller shall transfer and convey to Buyer all of the Sale Assets free and clear of all Liens except Permitted Liens.

5.9 **Environmental Assessment.** Not later than forty-five (45) days after execution of this Agreement, Buyer may obtain a Phase I environmental assessment (the "Phase I") of the Sale Assets or Real Estate by an environmental engineer selected by Buyer. Within fourteen (14) days after Buyer's receipt of the Phase I, if the Phase I indicates environmental conditions may exist on, under or affect such properties that may constitute a violation or breach of Seller's representations and warranties contained in Section 3.14 of this Agreement or cause the condition contained in Section 6.8 not to be satisfied, then Buyer shall be entitled to obtain a Phase II environmental assessment (the "Phase II") of the Sale Assets or Real Property, or any portion thereof. (The Phase I and the Phase II, if obtained, shall be referred to herein as the "Environmental Assessment"). Buyer shall commission and pay the cost of such Environmental Assessment and shall provide a copy to Seller. The Environmental Assessment shall be subject to the confidentiality provisions of Section 5.6. If, after appropriate inquiry into the previous ownership of and uses of the Real Property consistent with good commercial or customary practice, the provider of the Environmental Assessment concludes that environmental conditions exist on, under or affecting such properties that would constitute a violation or breach of Seller's representations and warranties contained in Section 3.14 of this Agreement or cause the condition contained in Section 6.8 not to be satisfied, then Buyer may elect to proceed with the Closing but shall not be obligated to close under any circumstances which would require Buyer to assume ownership of the Station under conditions where there exist any material uncured violations of warranties, representations or covenants with respect to environmental matters.

ARTICLE VI

CONDITIONS PRECEDENT TO THE OBLIGATIONS OF BUYER TO CLOSE

Buyer's obligation to close the transaction contemplated by this Agreement is subject to the satisfaction, on or prior to the Closing Date, of each of the following conditions, unless waived by Buyer in writing:

6.1 **Accuracy of Representations and Warranties.**

(a) The representations and warranties of Seller contained in this Agreement or in any other Document to which Seller is a party shall be complete and correct in all material respects on the date hereof and at the Closing Date with the same effect as though made at such time except for changes that would not constitute a Material Adverse Condition.

(b) Seller shall have delivered to Buyer on the Closing Date a certificate that (i) the condition specified in Section 6.1(a) is satisfied as of the Closing Date, and (ii) except as set forth in such certificate (none of which exceptions shall constitute a Material Adverse Condition or a materially adverse limitation on Seller's ability to consummate the transaction contemplated hereby), the condition specified in Section 6.2 is satisfied as of the Closing Date.

6.2 **Performance of Agreements.** Seller shall have performed in all material respects all of its covenants, agreements and obligations required by this Agreement and each of the other Documents to be performed or complied with by Seller prior to or upon the Closing Date.

6.3 **FCC and Other Consents.**

(a) The FCC Order shall have been issued by the FCC and shall have become a Final Action without any Material Adverse Condition.

(b) Seller shall have satisfied all material conditions which the FCC Order or any order, ruling or decree of any judicial or administrative body relating thereto or in connection therewith specifies and requires to be satisfied by Seller prior to transfer of the FCC Licenses to Buyer.

(c) All other material authorizations, consents, approvals and clearances of federal, state or local governmental agencies required to permit the consummation by Buyer of the transactions contemplated by this Agreement, shall have been obtained; all material statutory and regulatory requirements for such consummation shall have been fulfilled; and no such authorizations, consents, approvals or clearances shall contain any conditions that individually or in the aggregate would result in a Material Adverse Condition.

6.4 **Adverse Proceedings.** Neither Buyer nor any affiliate of Buyer shall be subject to any ruling, decree, order or injunction restraining, imposing material limitations on or prohibiting (i) the consummation of the transactions contemplated hereby or (ii) its participation in the operation, management, ownership or control of the Station; and no litigation, proceeding or other action seeking to obtain any such ruling, decree, order or injunction shall be pending. No governmental authority having jurisdiction shall have notified any party to this Agreement that consummation of the transaction contemplated hereby would constitute a violation of the laws of the United States or of any state or political subdivision or that it intends to commence proceedings to restrain such consummation or to force divestiture, unless such governmental authority

shall have withdrawn such notice. No governmental authority having jurisdiction shall have commenced any such proceeding.

6.5 **Other Consents.** Seller shall have obtained in writing and provided to Buyer on or before the Closing Date, without any Material Adverse Condition, the consents or waivers to the transactions contemplated by this Agreement required under the Station Agreements designated with an asterisk on Schedule 3.9.

6.6 **Delivery of Closing Documents.** Seller shall have delivered or caused to be delivered to Buyer on the Closing Date each of the Documents required to be delivered pursuant to Section 8.2.

6.7 **No Cessation of Broadcasting.**

(a) Between the date hereof and the Closing Date, the Station shall not have for a period of more than ten (10) consecutive days or twenty (20) total days, (i) ceased broadcasting on its authorized frequency, (ii) lost substantially all of its normal broadcasting capability or (iii) been broadcasting at a power level of fifty percent (50%) or less of its FCC authorized level. Seller shall promptly notify Buyer of the occurrence of any one or more of the foregoing events or conditions, and the non-fulfillment of the condition precedent set forth in this Subsection 6.7(a) caused by the occurrence of the events specified in Seller's notice shall be deemed waived by Buyer unless, within fifteen (15) days after Buyer's receipt of Seller's written notice, Buyer notifies Seller in writing to the contrary.

(b) In addition, during the five (5) days immediately preceding the Closing Date, the Station shall have been operating continuously with substantially all of its normal broadcasting capability except for cessation or reductions for insignificant periods of time resulting from occurrences (such as lightning strikes) over which Seller has no control. Seller shall have the right to delay Closing for a period not to exceed thirty (30) days if Seller reasonably determines that any action to restore the Station to substantially all of its normal broadcasting capability can be completed during such delay period.

6.8 **Environmental Conditions.** The Environmental Assessment obtained by Buyer pursuant to Section 5.10 hereof shall not have disclosed any material violation of any Environmental Law that is not removed or cured by Seller prior to Closing.

ARTICLE VII

CONDITIONS PRECEDENT OF THE OBLIGATION OF SELLER TO CLOSE

Seller's obligation to close the transaction contemplated by this Agreement is subject to the satisfaction, on or prior to the Closing Date, of each of the following conditions, unless waived by Seller in writing:

7.1 **Accuracy of Representations and Warranties.**

(a) The representations and warranties of Buyer contained in this Agreement or in any other Document to which Buyer is a party shall be complete and correct in all material respects on the date hereof and at the Closing Date with the same effect as though made at such time except for changes that are not materially adverse to Seller.

(b) Buyer shall have delivered to Seller on the Closing Date a certificate that (i) the condition specified in Section 7.1(a) is satisfied as of the Closing Date, and (ii) except as set forth in such certificate (none of which exceptions shall constitute a materially adverse limitation on Buyer's ability to consummate the transaction contemplated hereby), the conditions specified in Section 7.2 are satisfied as of the Closing Date.

7.2 **Performance of Agreements.** Buyer shall have performed in all material respects all of its covenants, agreements and obligations required by this Agreement and each of the other Documents to be performed or complied with by Buyer prior to or upon the Closing Date.

7.3. **FCC and Other Consents.**

(a) The FCC Order shall have been issued by the FCC and shall have become effective under the rules of the FCC, without any condition materially adverse to Seller.

(b) Material conditions which the FCC Order or any order, ruling or decree of any judicial or administrative body relating thereto or in connection therewith specifies and requires to be satisfied by Buyer prior to transfer of the FCC Licenses to Buyer shall have been satisfied by Buyer.

(c) All other material authorizations, consents, approvals and clearances of all federal, state and local governmental agencies required to permit the consummation by Seller of the transactions contemplated by this Agreement shall have been obtained; all material statutory and regulatory requirements for such consummation shall have been fulfilled; and no such authorizations, consents, approvals or clearances shall contain any conditions that individually or in the aggregate would have any material adverse effect on Seller.

7.4 **Adverse Proceedings.** Seller shall not be subject to any ruling, decree, order or injunction restraining, imposing material limitations on or prohibiting the consummation of the transactions contemplated hereby. No governmental authority having jurisdiction shall have notified any party to this Agreement that consummation of the transactions contemplated hereby would constitute a violation of the laws of the United States or of any state or political subdivision or that it intends to commence proceedings to restrain such consummation or to force divestiture, unless such governmental authority shall have withdrawn such notice. No governmental authority having jurisdiction shall have commenced any such proceeding.

7.5 **Delivery of Closing Documents and Purchase Price.** Buyer shall have delivered or caused to be delivered to Seller on the Closing Date each of the Documents required to be delivered pursuant to Section 8.3, and Seller shall have received payment of the Purchase Price with the form of payment set forth in Section 2.5.

ARTICLE VIII

CLOSING

8.1 **Time and Place.** Subject to the satisfaction or, to the extent permitted by law, waiver (by the party for whose benefit the Closing condition is imposed) on the date scheduled for Closing, of the conditions precedent set forth in Article VII and Article VIII, the Closing shall occur on a date (the "Closing Date") set by Buyer on at least three (3) business days written notice to Seller that is no sooner than ten (10) business days after the effective date of the FCC Order and no later than ten (10) business days after the date the FCC Order becomes a Final Action. The Closing shall take place in person or via facsimile at the offices of Buyer's counsel in Washington, D.C., or at such other place as the parties agree, commencing at 10:00 o'clock A.M. Eastern Time.

8.2 **Documents to Be Delivered to Buyer by Seller.** At the Closing, Seller shall deliver or cause to be delivered to Buyer the following:

(a) Certified resolutions of Seller's Board of Directors approving the execution and delivery of this Agreement and the other Documents to which Seller is a party authorizing the consummation of the transaction contemplated hereby and thereby.

(b) The certificate required by Section 6.1(b).

(c) A bill of sale and other instruments of transfer and conveyance transferring to Buyer the Tangible Personal Property.

(d) Executed releases, in suitable form for filing and otherwise in form and substance reasonably satisfactory to Buyer, of any security interests granted in the Sale Assets as security for payment of loans and other obligations and of any other Liens (other than Permitted Liens).

(e) An instrument or instruments assigning to Buyer all right, title and interest of Seller in and to all Station Agreements, including the Real Property Lease, designated on Schedule 3.9 as being assumed by Buyer.

(f) An instrument assigning to Buyer all right, title and interest of Seller in the FCC Licenses.

(g) Such additional information and materials as Buyer shall have reasonably requested, including without limitation, evidence that all consents and approvals required as a condition to Buyer's obligation to close hereunder have been obtained.

8.3 **Documents to Be Delivered to Seller by Buyer.** At the Closing, Buyer shall deliver or cause to be delivered to Seller the following:

(a) Certified resolutions of Buyer's Board of Directors or the Executive Committee of Buyer's Board of Directors approving the execution and delivery of this Agreement and the other Documents and authorizing the consummation of the transaction contemplated hereby and thereby.

(b) The Purchase Price as set forth in Section 2.5.

(c) The agreement of Buyer assuming the obligations under the assumed Station Agreements and the FCC Licenses.

(d) The certificate required under Section 7.1(b).

(e) Such additional information and materials as Seller shall have reasonably requested.

ARTICLE IX

SURVIVAL OF REPRESENTATIONS AND WARRANTIES; INDEMNIFICATION

9.1 **Survival of Representations and Warranties.** All representations and warranties contained in this Agreement or in any other Document shall survive the Closing for the Survival Period (as defined below) and the Closing shall not be deemed a waiver by any party of the representations or warranties of another party contained herein or in any other Document. No claim for a breach of representations and warranties may be brought under this Agreement or any other Document 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 a notice is so given, the right to indemnification with respect thereto under this Article shall survive the Survival Period until such claim is finally resolved and any obligations with respect thereto are fully satisfied. For purposes of this Agreement the "Survival Period" shall be one (1) year except as follows:

(a) As to any representation and warranty (collectively "Surviving Warranties") contained in Sections 3.1, 3.2, 3.6(a) 4.1 and 4.2, the Survival Period shall be indefinite; and,

(b) As to any representation and warranty relating to any Station Agreement, the Survival Period shall be for the presently existing term of such Station Agreement plus any applicable period of time under any applicable law governing the bringing of claims under such Station Agreement.

9.2 **Indemnification in General.** Buyer and Seller agree that the rights to indemnification and to be held harmless set forth in this Agreement shall, as between the parties hereto and their respective successors and assigns, be exclusive of all rights to

indemnification and to be held harmless that such party (or its successors or assigns) would otherwise have by statute, common law or otherwise.

9.3 Indemnification by Seller.

(a) Subject to the provisions of Section 9.3(b) below and Section 10.2 below, Seller shall indemnify and hold harmless Buyer and any officer, director, agent, employee or affiliate thereof with respect to any and all demands, claims, actions, suits, proceedings, assessments, judgments, costs, losses, damages, liabilities and expenses suffered or incurred by Buyer (including reasonable attorneys' fees) relating to or arising out of:

(i) Any breach or non-performance by Seller of any of its representations, warranties, covenants or agreements set forth in this Agreement or any other Documents to which Seller is a party;

(ii) The ownership or operation by Seller of the Station or the Sale Assets prior to the Closing Date;

(iii) All other liabilities and obligations of Seller other than the Assumed Obligations.

(b) Except for any amounts owed by Seller to Buyer under Section 2.7, if Closing occurs, Seller shall not be obligated until the aggregate amount of such claims, liabilities, damages, losses, costs and expenses exceeds Buyer's Threshold Limitation, in which case Buyer shall then be entitled to indemnification of the entire amount, including the amount up to and including the Buyer's Threshold Limitation.

9.4 Indemnification by Buyer.

(a) Subject to the provisions of Section 9.4(b) below and Section 10.2 below, Buyer shall indemnify and hold harmless Seller and any officer, director, agent, employee or affiliate thereof with respect to any and all demands, claims, actions, suits, proceedings, assessments, judgments, costs, losses, damages, liabilities and expenses suffered or incurred by Seller (including reasonable attorneys' fees) relating to or arising out of:

(i) Any breach or non-performance by Buyer of any of its representations, warranties, covenants or agreements set forth in this Agreement or any other Document to which Buyer is a party;

(ii) The ownership or operation of the Sale Assets by Buyer on and after the Closing Date; or

(iii) All other liabilities or obligations of Buyer.

(b) Except for any amounts owed by Buyer to Seller under Section 2.5 and Section 2.7, if Closing occurs, Buyer shall not be obligated until the aggregate

amount of such claims, liabilities, damages, losses, costs and expenses exceeds Seller's Threshold Limitation, in which case Seller shall then be entitled to indemnification of the entire amount, including the amount up to and including the Seller's Threshold Limitation.

9.5 **Indemnification Procedures.** In the event that an Indemnified Party may be entitled to indemnification hereunder with respect to any asserted claim of, or obligation or liability to, any third party, such party shall notify the Indemnifying Party thereof, describing the matters involved in reasonable detail, and the Indemnifying Party shall be entitled to assume the defense thereof upon written notice to the Indemnified Party with counsel reasonably satisfactory to the Indemnified Party; provided, that once the defense thereof is assumed by the Indemnifying Party, the Indemnifying Party shall keep the Indemnified Party advised of all developments in the defense thereof and any related litigation, and the Indemnified Party shall be entitled at all times to participate in the defense thereof at its own expense. If the Indemnifying Party fails to notify the Indemnified Party of its election to defend or contest its obligation to indemnify under this Article IX, the Indemnified Party may pay, compromise, or defend such a claim without prejudice to any right it may have hereunder.

ARTICLE X

TERMINATION; LIQUIDATED DAMAGES

10.1 **Termination.** If Closing shall not have previously occurred, this Agreement shall terminate upon the earliest of:

(a) The giving of written notice from Seller to Buyer, or from Buyer to Seller, if:

(i) Seller gives such termination notice and Seller is not at such time in material default hereunder, or Buyer gives such termination notice and Buyer is not at such time in material default hereunder; and

(ii) Any of the following occurs:

(A) Any of the representations or warranties contained herein of Buyer (if such termination notice is given by Seller), or of Seller (if such termination notice is given by Buyer), are inaccurate in any respect and materially adverse to the party giving such termination notice unless the inaccuracy has been induced by or is the result of actions or omissions of the party giving such termination notice; or

(B) Any material obligation to be performed by Buyer (if such termination notice is given by Seller) or by Seller (if such termination notice is given by Buyer) is not timely performed in any material respect unless the lack of timely performance has been induced by or is the result of actions or omissions of the party giving such termination notice; or

(C) Any condition (other than those referred to in foregoing Clauses (A) and (B)) to the obligation to close the transaction contemplated herein of the party giving such termination notice has not been timely satisfied; and any such inaccuracy, failure to perform or non-satisfaction of a condition neither has been cured nor has been satisfied within thirty (30) days after written notice thereof from the party giving such termination notice nor waived in writing by the party giving such termination notice. Nothing herein shall be construed or deemed to imply that any obligation arising under Section 8.1 is subject to this provision.

(b) Written notice from Seller to Buyer, or from Buyer to Seller, at any time after twelve (12) months from the date this Agreement is executed; provided that termination shall not occur upon the giving of such termination notice by Seller if Seller is at such time in material default hereunder or upon the giving of such termination notice by Buyer if Buyer is at such time in material default hereunder.

(c) Written notice from Seller to Buyer, or from Buyer to Seller, at any time following a determination by the FCC that the application for consent to assignment of the FCC Licenses has been designated for hearing; provided that the party (or parties) which is the subject of the hearing (or whose alleged actions or omissions resulted in the designation for hearing) may not elect to terminate under this Section 10.1(c).

(d) The written election by Buyer under Article XI.

10.2 **Obligations Upon Termination.**

(a) In the event this Agreement is terminated pursuant to Sections 10.1(a)(ii)(A), (B) or (C), the aggregate liability of Buyer for breach hereunder shall be limited as provided in Sections 10.2(c) and (e) below, and the aggregate liability for Seller for breach hereunder shall be limited as provided in Sections 10.2(d) and (e) below. In the event this Agreement is terminated for any other reason, no party shall have any liability hereunder.

(b) Upon termination of this Agreement, Buyer shall be entitled to the return of the Earnest Money from the Escrow Agent under the Escrow Agreement (i) if such termination is effected by Buyer's giving of valid written notice to Seller pursuant to Sections 10.1(a), (b), (c) or (d), or (ii) if such termination is effected by Seller's giving of valid written notice to Buyer pursuant to Sections 10.1(a)(ii)(C), 10.1(b) or 10.1(c). If Buyer is entitled to the return of the Earnest Money, Seller shall cooperate with Buyer in taking such action as is required under the Escrow Agreement in order to effect such return from the Escrow Agent.

(c) If this Agreement is terminated by Seller's giving of valid written notice to Buyer pursuant to Sections 10.1(a)(ii)(A) or (B), Buyer agrees that Seller shall be entitled to receive upon such termination, as liquidated damages and not as a penalty, the Earnest Money ("Liquidated Damages Amount"). SELLER'S RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT SHALL CONSTITUTE PAYMENT OF LIQUIDATED DAMAGES HEREUNDER AND NOT A PENALTY, AND SHALL BE

SELLER'S SOLE REMEDY AT LAW OR IN EQUITY FOR BUYER'S BREACH HEREUNDER. BUYER AND SELLER EACH ACKNOWLEDGE AND AGREE THAT THE LIQUIDATED DAMAGES AMOUNT IS REASONABLE IN LIGHT OF THE ANTICIPATED HARM WHICH WILL BE CAUSED BY BUYER'S BREACH OF THIS AGREEMENT, THE DIFFICULTY OF PROOF OF LOSS, THE INCONVENIENCE AND NON-FEASIBILITY OF OTHERWISE OBTAINING AN ADEQUATE REMEDY, AND THE VALUE OF THE TRANSACTION TO BE CONSUMMATED HEREUNDER.

(d) Notwithstanding any provision of this Agreement to the contrary, but subject to the provisions of the following sentences, if this Agreement is terminated by Buyer's giving of written notice to Seller pursuant to Sections 10.1(a)(ii)(A),(B) or (C), Buyer shall not be entitled to damages or indemnification from Seller. Subject to the following sentence, if Seller attempts to terminate this Agreement under circumstances where it is not entitled to do so, or if Seller, by its own action, causes a breach of warranty or fails to satisfy a condition (including, without limitation, a refusal to consummate the transaction after Buyer has satisfied all conditions to Seller's obligation to close and Buyer has demonstrated its willingness and ability to close on the terms set forth in this Agreement, and Buyer is not in default hereunder) with the intent of creating a situation whereby Buyer elects to terminate under Sections 10.1(a)(ii)(A), (B) or (C) and Buyer does so elect to terminate, the monetary damages, if any, to which Buyer shall be entitled shall be limited to direct and actual damages and shall in no event exceed the Liquidated Damages Amount in the aggregate. If a circumstance described in the preceding sentence should arise and if Buyer establishes that the actions of Seller described therein were taken intentionally in order to allow Seller to sell or enter into negotiations to sell the Station to another party, the damages to which Buyer shall be entitled shall not be limited to direct and actual damages.

(e) In any dispute between Buyer and Seller as to which party is entitled to all or a portion of the Earnest Money, the prevailing party shall receive, in addition to that portion of the Earnest Money to which it is entitled, an amount equal to interest on that portion at the rate of ten percent (10%) per annum, calculated from the date the prevailing party's demand for all or a portion of the Earnest Money is received by the Escrow Agent.

10.3 **Termination Notice.** Each notice given by a party pursuant to Section 10.1 to terminate this Agreement shall specify the subsection (and clause or clauses thereof) of Section 10.1 pursuant to which such notice is given.

ARTICLE XI

CASUALTY

Upon the occurrence of any casualty loss, damage or destruction material to the operation of the Station prior to the Closing, Seller shall promptly give Buyer written notice setting forth in detail the extent of such loss, damage or destruction and the cause thereof if known. Seller shall use its reasonable efforts to promptly commence and

hereafter to diligently proceed to repair or replace any such lost, damaged or destroyed property. In the event that such repair or replacement is not fully completed prior to the Closing Date, Buyer may elect to postpone the Closing until Seller's repairs have been fully completed or to consummate the transactions contemplated hereby on the Closing Date, in which event Seller shall assign to Buyer the portion of the insurance proceeds (less all reasonable costs and expenses, including, without limitation, attorneys' fees, expenses and court costs incurred by Seller to collect such amounts), if any, not previously expended by Seller to repair or replace the damaged or destroyed property (such assignment of proceeds to take place regardless of whether the parties close on the scheduled or deferred Closing Date) and Buyer shall accept the damaged Sale Assets in their damaged condition. In the event the loss, damage or destruction causes or will cause the Station to be off the air for more than seven (7) consecutive days or fifteen (15) total days, whether or not consecutive, then Buyer may elect either (i) to consummate the transactions contemplated hereby on the Closing Date, in which event Seller shall assign to Buyer the portion of the insurance proceeds (less all reasonable costs and expenses, including, without limitation, attorneys' fees, expenses and court costs, incurred by Seller to collect such amounts), if any, not previously expended by Seller to repair or replace the damaged or destroyed property, and Buyer shall accept the damaged Sale Assets in their damaged condition, or (ii) to terminate this Agreement.

ARTICLE XII

CONTROL OF STATION

Between the date of this Agreement and the Closing Date, Buyer shall not control, manage or supervise the operation of the Station or conduct of its business, all of which shall remain the sole responsibility and under the control of Seller, subject to Seller's compliance with this Agreement.

ARTICLE XIII

MISCELLANEOUS

13.1 **Further Actions.** From time to time before, at and after the Closing, each party, at its expense and without further consideration, will execute and deliver such documents to the other parties as the other parties may reasonably request in order more effectively to consummate the transactions contemplated hereby.

13.2 **Access After the Closing Date.** After the Closing and for a period of twelve (12) months, Buyer shall provide Seller, Seller's counsel, accountants and other representatives with reasonable access during normal business hours to the books, records, property, personnel, contracts, commitments and documents of the Station pertaining to transactions occurring prior to the Closing Date when requested by Seller, and Buyer shall retain such books and records for the normal document retention period of Buyer. At the request and expense of Seller, Buyer shall deliver copies of any such books and records to Seller.

13.3 **Payment of Expenses.**

(a) Any fees assessed by the FCC in connection with the filings contemplated by Section 5.2 or consummation of the transactions contemplated hereby shall be divided equally between Seller and Buyer.

(b) All state or local sales or use, stamp or transfer, grant and other similar taxes payable in connection with consummation of the transactions contemplated hereby shall be paid by the party primarily liable under applicable law to pay such taxes.

(c) All fees charged by the Escrow Agent shall be paid by Buyer. Except as otherwise expressly provided in this Agreement, each of the parties shall bear its own expenses, including the fees of any attorneys and accountants engaged by such party, in connection with this Agreement and the consummation of the transactions contemplated herein.

13.4 **Specific Performance.** Seller acknowledges that the Station is of special, unique, and extraordinary character, and that any breach of this Agreement by Seller could not be compensated for by the payment of monetary damages. Accordingly, if Seller materially breaches its obligations under this Agreement, Buyer shall be entitled, in addition to any of the remedies that it may have, to enforcement of this Agreement (subject to obtaining any required approval of the FCC) by decree of specific performance or injunctive relief requiring Seller to fulfill its obligations under this Agreement. In any action by Buyer to equitably enforce the provisions of this Agreement, Seller shall waive the defense that there is an adequate remedy at law or equity and agrees that Buyer shall have the right to obtain specific performance of the terms of this Agreement without being required to prove actual damages, to post bond, or to furnish other security.

13.5 **Notices.** All notices, demands or other communications given hereunder shall be in writing and shall be sufficiently given if delivered by courier or sent by registered or certified mail, first class, postage prepaid, or by facsimile or similar written means of communication, addressed as follows:

(a) If to Buyer, to:

Mr. Robert F. Neil
President and CEO
Cox Radio, Inc.
1400 Lake Hearn Drive, N.E.
Atlanta, Georgia 30319
(fax: 404/843-5890)

and

Kevin F. Reed, Esq.
Dow, Lohnes & Albertson, PLLC
1200 New Hampshire Avenue, N.W.
Suite 800
Washington, DC 20036
(fax: 202/776-2222)

(b) If to Seller, to:

Jonathan L. Block, General Counsel
SCA License Corporation
4880 Santa Rosa Road, Suite 300
Camarillo, California 93012
(fax: 805/384-4505)

or such other address with respect to any party hereto as such party may from time to time notify (as provided above) to the other parties hereto. Any such notice, demand or communication shall be deemed to have been given (i) if so mailed, as of the close of the third (3rd) Business Day following the date mailed, and (ii) if personally delivered or otherwise sent as provided above, on the date received.

13.6 **Entire Agreement.** This Agreement, the Schedules and Exhibits hereto, and the other Documents constitute the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersede any prior negotiations, agreements, understandings or arrangements between the parties with respect to the subject matter hereof.

13.7 **Binding Effect; Benefits.** Except as otherwise provided herein, this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors or assigns. Except to the extent specified herein, nothing in this Agreement, express or implied, shall confer on any person other than the parties hereto and their respective successors or assigns any rights, remedies, obligations or liabilities under or by reason of this Agreement.

13.8 **Assignment.** This Agreement and any rights hereunder shall not be assignable by either party hereto without the prior written consent of the other party, which consent shall not be unreasonably withheld; provided, however, that Buyer may, at its own expense, without Seller's prior written consent, assign its rights and obligations hereunder, or any portion thereof, to any entity controlled by or under common control with Buyer if such assignment would not unreasonably delay the Closing.

13.9 **Governing Law.** This Agreement shall in all respects be governed by and construed in accordance with the laws of the State of Florida (without regard to the conflict of laws provisions thereof).

13.10 **Amendments and Waivers.** No term or provision of this Agreement may be amended, waived, discharged or terminated orally but only by an instrument in writing

signed by the party against whom the enforcement of such amendment, waiver, discharge or termination is sought. Any waiver shall be effective only in accordance with its express terms and conditions.

13.11 **Severability.** If any provision of this Agreement, or the application thereof to any person or entity or any circumstance, is invalid or unenforceable in any jurisdiction, (i) a suitable and equitable provision shall be substituted therefor in order to carry out, so far as may be valid and enforceable, the extent and purpose of such invalid and unenforceable provision, and (ii) the remainder of this Agreement and the application of such provision to other persons, entities or circumstances shall not be affected by such invalidity or unenforceability, nor shall such invalidity or unenforceability affect the validity or enforceability of such provision, or the application thereof, in any other jurisdiction.

13.12 **Headings.** The captions in this Agreement are for convenience of reference only and shall not define or limit any of the terms or provisions hereof.

13.13 **Counterparts.** This Agreement may be executed in any number of counterparts, and by any party on separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13.14 **References.** All references in this Agreement to Articles, Sections, and Subsections are to Articles, Sections, and Subsections contained in this Agreement unless a different document is expressly specified.

13.15 **Schedules and Exhibits.** Unless otherwise specified herein, each Schedule and Exhibit referred to in this Agreement is attached hereto, and each such Schedule and Exhibit is hereby incorporated by reference and made a part hereof as if fully set forth herein.

13.16 **1031 Exchange.** Buyer agrees to cooperate with Seller as reasonably requested by Seller to assist Seller in consummating a tax deferred exchange under Section 1031 of the *Internal Revenue Code* of 1986, and the comparable provisions of applicable state law, provided Buyer shall incur no additional liabilities, expenses or costs as a result of or connected with such exchange and such exchange shall not delay filing the application for the FCC Order, obtaining the FCC Order or completing the Closing.

[SIGNATURES ON THE FOLLOWING PAGE]

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

"SELLER"

"BUYER "

CARON BROADCASTING, INC.

COX RADIO, INC.

By:



EILEEN HILL
VP - FINANCE

By: _____

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

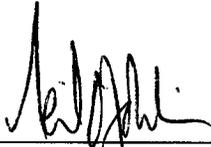
"SELLER"

"BUYER "

CARON BROADCASTING, INC.

COX RADIO, INC.

By: _____

By:  _____
Neil Johnston
Chief Financial Officer

LIST OF SCHEDULES AND EXHIBIT

Schedule 1.28	Permitted Liens
Schedule 3.6	Tangible Personal Property
Schedule 3.7	Real Property Lease
Schedule 3.8	FCC Licenses
Schedule 3.9	Station Agreements
Exhibit A	Escrow Agreement