

Schedule 1.1(a)

FCC Licenses

Main Station: WJXR (FM), MacClenny, Florida, (FCC Fac. # 73151)

Auxiliary Licenses:

KPH296 Auxiliary RPU

WLI328 Auxiliary STL

Schedule 1.1(b)

Personal Property

Transmitter site.....metal 10' x 20' building,Armstrong 10 T transmitter, Hnat Hindes processor, Orban 8600 processor, Barix 500 decoder, BW 25 watt exciter, Sine Systems remote control, Sage Endec EAS, 4 UPS battery units, Marti STL 10 receiver, Surge Suppressor Systems unit Studio.....Dell computer system with 3 monitors,Autogram control board, Telos phone system, 2 microphones, Shure mixer, Sony CD player, Hnat Hindes processor, EAS unit, Marti STL 10 transmitter, Belar modulation monitor,DBX production mixer

Schedule 1.1(c)

Real Property

See Attached Tower Lease

ADDENDUM TO INTENT TO BOUND FOR LEASE

EXECUTED this 15th day of December, 2014 at Jacksonville Florida.

WHEREAS the parties hereto on September 12, 2006 executed a letter of intent to lease certain real property for a term of 30 years, a copy of which is attached hereto and incorporated herein in full; and

WHEREAS the parties seek to clarify that the agreement of September 12, 2006 is freely assignable by either Lessor or Lessee;

NOW THEREFORE the parties agree, by way of addendum, as follows:

1. Both the "Intent to Bound for Lease" of September 12, 2006 and any written lease prepared pursuant to or in consequence thereof are and shall be fully assignable as to the rights and obligations of either Lessor or the Lessee, for the full term of that agreement and lease, to September 11, 2036.
2. No other terms of the "Intent to Bound for Lease" or any lease subsequently entered into for the subject property are affected hereby, except to the extent they may be inconsistent herewith.

As to Lessor:

Larin A. Cone
LARIN A. CONE

WITNESS: Teresa B. Cone
[Print: Teresa B. Cone]

WITNESS: _____
[Print: _____]

As to Lessee:

Gregory Perich
GREGORY PERICH

WITNESS: Teresa B. Cone
[Print: Teresa B. Cone]

WITNESS: _____
[Print: _____]

INTENT TO BOUND FOR LEASE

Greg Perich hereinafter referred to as "Lessee" does agree and is hereby bound with

Larin A. Cone hereinafter referred to as "Lessor" as follows:

1. That the Lessee, hereby agrees to lease 3.8 acres from the Lessor.
2. The purpose of this Agreement is to bind the parties to enter into a Lease Once the conditions precedent are met.
3. The Lessee wishes to lease the 3.8 acres between US 90 and I-10 in the Baldwin area Of Duval County to be used for a communication tower for purposes of police, fire, rescue Two-way radio and FM radio, and more specifically described as:

1565 feet south of US 90 and 200 feet from the line dividing Section 28 and 29,
Located in Section 28 of Township 2, Range 23 East, Duval County, Florida.
Also described as North Latitude 30 degrees 17' 54", West Longitude 82 degrees
00' 55".

The parties agree a lease will be entered into for \$500.00 per month for a term of 30 years.

With a 3% annual increase. The specifics of the lease shall be incorporated in the lease and shall be Mutually agreed upon by the parties.

The parties agree to be bound by this Agreement and enter a lease at the appropriate time as Set forth above. Any amendments to the Agreement shall be in writing and fully executed as is this Document.


Witness


Witness

9-12-06
Date


Greg Perich


Larin A. Cone


SARAH PERICH



**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION**



ANTENNA STRUCTURE REGISTRATION

Part 17 of the FCC rules requires you to: (1) immediately provide a copy of this registration to each FCC licensed tenant of your structure (although not required, you may want to use Certified Mail to obtain proof of receipt); and, (2) display the Registration Number in a conspicuous place visible near the base of the structure (unless a government entity objects, in writing, to the display near a historic landmark).

Owner: JACKSONVILLE BROADCAST GROUP GREGORY PERICH 28 W MACCLENNY AVE 9 MACCLENNY FL 32063	Registration Number: 1030887
	Issue Date: 11/06/97
Location of Antenna Structure: W BEAVER ST MACCLENNY FL	Ground Elevation: 22.9 meters
	Overall Height Above Ground (AGL): 109.7 meters
Latitude Longitude N30-17-54 W082-00-55 NAD 27	Overall Height Above Mean Sea Level (AMSL): 132.6 meters
Painting and Lighting Requirements: FCC Paragraphs 1, 3, 12, 21 attached	
Special Conditions: (Empty space for special conditions)	



FEDERAL COMMUNICATIONS COMMISSION
FM BROADCAST STATION CONSTRUCTION PERMIT

Official Mailing Address:

WJXR, INC.
28 WEST MACCLENNY AVENUE
MACCLENNY, FL 32063

Authorizing Official:

Ed Jorgensen

for Dennis L. Williams
Chief, FM Branch
Audio Services Division
Mass Media Bureau

Grant Date: 18 SEP 1992

Call sign: WJXR

This permit expires 3:00 am.
local time 18 months after
grant date specified above

Permit File No.: BPH-920108IC

Subject to the provisions of the Communications Act of 1934, as amended, subsequent acts and treaties, and all regulations heretofore or hereafter made by this Commission, and further subject to the conditions set forth in this permit, the permittee is hereby authorized to construct the radio transmitting apparatus herein described. Installation and adjustment of equipment not specifically set forth herein shall be in accordance with representations contained in the permittee's application for construction permit except for such modifications as are presently permitted, without application, by the Commission's Rules.

This permit shall be automatically forfeited if the station is not ready for operation within the time specified (date of expiration) or within such further time as the Commission may allow, unless completion of the station is prevented by causes not under the control of the permittee. See Sections 73.3598, 73.3599 and 73.3534 of the Commission's Rules.

Equipment and program tests shall be conducted only pursuant to Sections 73.1610 and 73.1620 of the Commission's Rules.

Name of permittee:

WJXR, INC.

Station Location:

FL-MACCLENNY

Frequency (MHz): 92.1

Channel: 221

Class: C3

Hours of Operation: Unlimited

Transmitter location (address or description):

FL-20,000 W. Beaver Street, Duval County.

Transmitter: Type accepted. See Sections 73.1660, 73.1665 and 73.1670 of the Commission's Rules.

Transmitter output power: As required to achieve authorized ERP.

Antenna type: (directional or non-directional): Non-directional

Antenna coordinates: North Latitude: 30 17 54.0
West Longitude: 82 00 55.0

	Horizontally Polarized Antenna	Vertically Polarized Antenna
Effective radiated power in the horizontal plane (kW) :	25.0	25.0
Height of radiation center above ground (meters) :	103.0	103.0
Height of radiation center above mean sea level (meters) :	126.0	126.0
Height of radiation center above average terrain (meters) :	100.0	100.0
Overall height of antenna structure above ground (including obstruction lighting, if any) :	110.0 meters	

Obstruction marking and lighting specifications for antenna structure:

It is to be expressly understood that the issuance of these specifications is in no way to be considered as precluding additional or modified marking or lighting as may hereafter be required under the provisions of Section 303(q) of the Communications Act of 1934, as amended.

Paragraph 1.0, FCC Form 715 (March 1978):

Antenna structures shall be painted throughout their height with alternate bands of aviation surface orange and white, terminating with aviation surface orange bands at both top and bottom. The width of the bands shall be equal and approximately one-seventh the height of the structure, provided however, that the bands shall not be more than 100 feet nor less than 1 and 1/2 feet in width. All towers shall be cleaned and repainted as often as necessary to maintain good visibility.

Paragraph 3.0, FCC Form 715 (March 1978):

There shall be installed at the top of the structure one 300 m/m electric code beacon equipped with two 620- or 700-watt lamps (PS-40, Code Beacon type), both lamps to burn simultaneously, and equipped with aviation red color filters. Where a rod or other construction of not more than 20 feet in height and incapable of supporting this beacon is mounted on top of the structure and it is determined that this additional construction does not permit unobstructed visibility of the code beacon from aircraft at any normal angle of approach, there shall be installed two such beacons positioned so as to insure unobstructed visibility of at least one of the beacons from aircraft at any normal angle of approach. The beacons shall be equipped with a flashing mechanism producing not more than 40 flashes per minute nor less than 12 flashes per minute with a period of darkness equal to approximately one-half of the luminous period.

Paragraph 4.0, FCC Form 715 (March 1978):

At approximately one-half of the overall height of the tower one similar flashing 300 m/m electric code beacon shall be installed in such position within the tower proper that the structural members will not impair the visibility of this beacon from aircraft at any normal angle of approach. In the event this beacon cannot be installed in a manner to insure unobstructed visibility of it from aircraft at any normal angle of approach, there shall be installed two such beacons. Each beacon shall be mounted on the outside of the tower at the prescribed height.

Paragraph 13.0, FCC Form 715 (March 1978):

On levels at approximately three-fourths and one-fourth of the over-all height of the tower, at least one 116- or 125-watt lamp (A21/TS) enclosed in an aviation red obstruction light globe shall be installed on each outside corner of the structure.

Paragraph 21.0, FCC Form 715 (March 1978):

All lighting shall burn continuously or shall be controlled by a light sensitive device adjusted so that the lights will be turned on at a north sky light intensity level of about 35 foot candles and turned off at a north sky light intensity level of about 58 foot candles.

Paragraph 22.0, FCC Form 715 (March 1978):

During construction of an antenna structure, for which obstruction lighting is required, at least two 116- or 125-watt lamps (A21/TS) enclosed in aviation red obstruction light globes, shall be installed at the uppermost point of the structure. In addition, as the height of the structure exceeds each level at which permanent obstruction lights will be required, two similar lights shall be displayed nightly from sunset to sunrise until the permanent obstruction lights have been installed and placed in operation, and shall be positioned so as to insure unobstructed visibility of at least one of the lights at any normal angle of approach. In lieu of the above temporary warning lights, the permanent obstruction lighting fixtures may be installed and operated at each required level as each such level is exceeded in height during construction.

Special operating conditions or restrictions:

PROGRAM TESTS FOR WJXR WILL NOT COMMENCE ON CHANNEL 221C3 UNTIL PROGRAM TESTS FOR WFEZ COMMENCE ON CHANNEL 267A AND A LICENSE WILL NOT BE GRANTED FOR WJXR ON CHANNEL 221C3 UNTIL A LICENSE IS GRANTED FOR WFEZ ON CHANNEL 267A.

Federal Communications Commission
Wireless Telecommunications Bureau

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RADIO STATION AUTHORIZATION

Licensee: WJXR, INC.

FCC Registration
Number (FRN): 0002149912

WJXR, INC.
28 WEST MACCLENNY AVENUE
MACCLENNY FL 32063

Call Sign KPH296	File Number
Radio Service RP - Broadcast Auxiliary Remote Pickup	
Regulatory Status PMRS	
Frequency Coordination Number	

Grant Date 08-03-1987	Effective Date 08-03-1987	Expiration Date 02-01-2012	Print Date 01-23-2004
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1
Address: 0.29 MI S DF US 90
City: BALDWIN
County: DUVAL
State: FL
Lat (NAD83): 30-17-54.9 N Long (NAD83): 82-0-54.4 W ASR No.:
Ground Elev: 23.0

Antennas

Loc. No.	Ant. No.	Frequencies (MHZ)	Sta. Cts.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	450.01000	FB	1	0	10K0F3E	2.500	9.600	59.0		

Broadcast Auxiliary Parent Station Facility ID Number. 73151

Conditions:

Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606

Federal Communications Commission
Wireless Telecommunications Bureau
Radio Station Authorization

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Licensee: WJXR, INC.

WJXR, INC.
28 WEST MACCLENNY AVENUE
MACCLENNY FL 32063

FCC Registration Number (FRN) 0002149912	
Call Sign WL1328	
File Number	
Radio Service AS - Aural Studio Transmitter Link	
SMSA	Station Class FX0

Grant Date 04-30-1990	Effective Date 04-30-1990	Print Date 01-24-2004	Expiration Date 02-01-2012
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LOCATION

Fixed Location Address or Area of Operation

28 WEST MACCLENNY AVENUE

City MACCLENNY	County BAKER	State FL
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Loc No.	Location Name	Latitude	Longitude	Elevation	Antenna Structure Registration No.
001		30-16-07.8 N	82-07-07.4 W	39.6	
002		30-17-54.8 N	82-00-54.3 W		

FREQUENCY PATHS

Frequency (MHz)	To1 (%)	Emission Desig	EIRP (dBm)	Constr Date	Path No	Seg	Emit Loc No	Ant Hgt (m)	Gain (dBi)	Beam Reflector (deg)	POL	AZIM (deg)	Rec Loc No	Rec Call Sign
945.375		250KF9W	57.2		001	1	001	14.6		13.0	V	78.0	002	
945.625		250KF9W	57.2		001	1	001	14.6		13.0	V	78.0	002	

Additional Waivers/Conditions: The Facility ID of the Associated Broadcast Parent Station for this license is 73151.

Conditions:

Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended.

Schedule 1.1(d)

Station Contracts

NONE

Schedule 1.1(e)

Intangible Property

Common law rights to call sign "WJXR"

Schedule 1.2

Excluded Assets

None

Schedule 1.5(a)

Payment Schedule

See Attached Payment Schedule

WJXR, Inc.
Payment schedule
Interest rate = 0%

Beginning balance	2,280,000
Down payment	<u>(400,000)</u>
Balance 12/31/14	1,880,000
2015 Payments (12 at \$10,000)	<u>(120,000)</u>
Balance at 12/31/15	1,760,000
2016 special payment	(40,000)
payments 2016	(120,000)
payments 2017	(120,000)
payments 2018	(120,000)
payments 2019	(120,000)
payments 2020	(120,000)
payments 2021	(120,000)
payments 2022	(120,000)
payments 2023	(120,000)
payments 2024	(120,000)
payments 2025	(120,000)
payments 2026	(120,000)
payments 2027	(120,000)
payments 2028	<u>(120,000)</u>
Balance	<u><u>160,000</u></u>

Schedule 2.3

Conflicts

None

Schedule 2.13

Legal Compliance

None

Schedule 2.14

Litigation

None