

Exhibit No. 4  
FCC Form 345  
Section II, Question 6  
TOM HODGINS

**Section II, Question 6**

## OPTION AGREEMENT

This Option Agreement ("Agreement") is entered into this 23 day of September, 2003 between and among Tom Hodgins, individually ("Hodgins") and McKenzie River Broadcasting Corporation, Inc., an Oregon company ("MRB") (collectively, Hodgins and MRB are the "Parties").

WHEREAS, pursuant to that certain Asset Purchase Agreement dated as of September 23, 2003 ("Asset Purchase Agreement") between Alexandra Communications, Inc., a Washington corporation ("Alexandra") and MRB, MRB is purchasing the FCC authorizations from Alexandra and limited additional assets of station KEUG(FM), Cottage Grove, Oregon (FCC Facility ID 60358);

WHEREAS, Hodgins has a pending application with the Federal Communications Commission ("Commission") for a construction permit for a new FM translator ("FM Translator"), Facility ID Number 156660, bearing File No. BNPFT-20030317HYZ ("Application");

WHEREAS, MRB desires to acquire the FM Translator from Hodgins; and

WHEREAS, Hodgins desires to convey the FM Translator to MRB at such time that the Commission's grant of the Application becomes a final order, as the term "final order" is defined in the Asset Purchase Agreement.

THEREFORE, intending to be bound, and for consideration the sufficiency of which is agreed to mutually, the Parties agree to the following:

1. Option. Hodgins hereby grants to MRB the option ("Option") to acquire the construction permit for the FM Translator. This Option shall commence when Hodgins gives timely notice to MRB that the Commission's grant of the Application has become a "final" order, as that term is more fully defined and described in the Asset Purchase Agreement. MRB shall have six (6) months, commencing at the time that it receives notice from Hodgins, to exercise its Option to acquire the construction permit for the FM Translator.

2. Expenses. Should MRB elect to exercise its Option, it shall reimburse Hodgins for all documented reasonable expenses related to obtaining the construction permit for the FM Translator. One-Thousand Dollars (\$1,000.00) for these expenses is advanced by MRB to Hodgins at the signing of this Agreement and is non-refundable.

3. Cooperation. The Parties shall make their respective reasonable efforts and cooperate with each other to accomplish the undertakings contemplated in this Agreement, including but not limited to prosecuting

the application for and obtaining the construction permit for the FM Translator.

4. Governing Law, Venue, Remedies. The construction and interpretation of this Agreement shall at all times and in all respects be governed by the laws of the State of Oregon, exclusive of those relating to conflicts of law. Any action at law, suit in equity or judicial proceeding arising directly, indirectly, or otherwise in connection with, out of, related to or from this Agreement, or any provision hereof, shall be litigated only in the courts of the State of Oregon. The Parties hereby consent to the personal and subject matter jurisdiction of such courts and waive any right to transfer or change the venue of any litigation between them. Should any Party breach this Agreement, in addition to all other remedies available at law or in equity, such party shall pay all of the other party's costs and expenses resulting therefrom and/or incurred in enforcing this Agreement, including reasonable legal fees.

5. Notices. All notices given pursuant to this Agreement shall be in writing and shall be deemed to have been duly made and received when personally served, when delivered by Federal Express or a similar overnight courier service, expenses prepaid, or if sent by telex, graphic scanning or other facsimile communications equipment, delivered by such equipment, addressed as set forth below:

If to Hodgins, then to:

Thomas D. Hodgins  
1000 Gray Lynn Drive  
Walla Walla, WA 99362

With a copy to (which shall not constitute notice):

Jim Hayner, Esq.  
249 W. Walder Street  
Walla Walla, WA 99362

If to MRB, then to:

John Q. Tilson, III  
President  
McKenzie River Broadcasting Company, Inc.  
925 Country Club Road  
Eugene, OR 97401

With a copy to (which shall not constitute notice):

JQH  
TH

Charles R. Naftalin, Esq.  
Holland & Knight LLP  
2099 Pennsylvania Ave., NW  
Washington, DC 20006

Any party may alter the address to which notice is to be sent by giving notice of such change of address.

6. Further Assurances. From time to time, each Party agrees to execute all such instruments and take all such actions as the other Party shall reasonably request, without payment of further consideration, in connection with carrying out and effectuating the intent and purpose of this Agreement and all transactions contemplated by this Agreement.

7. Facsimile; Counterparts. This Agreement may be executed by facsimile transmission and in counterparts, each of which shall constitute an original but together will constitute a single document.

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

TOM HODGINS

  
\_\_\_\_\_

MCKENZIE RIVER BROADCASTING COMPANY, INC.

By:   
\_\_\_\_\_  
John Q. Tilson, III  
President

# 1194368\_v1

TH