

ESCROW AGREEMENT

THIS ESCROW AGREEMENT (this "Agreement") is made and entered into as of this 4th day of June, 2014, by and among **Georgia-Carolina Radiocasting Company, LLC**, a South Carolina limited liability company ("Seller"), **Saga Communications of North Carolina, LLC**, a Delaware limited liability company ("Buyer"), and **Smithwick & Belendiuk, P.C.**, a District of Columbia professional corporation, as escrow agent ("Agent").

RECITALS

A. Pursuant to that certain Purchase Agreement, dated June 4, 2014, by and between Buyer and Seller (the "Purchase Agreement"), Buyer has agreed to acquire from Seller, and Seller has agreed to sell to Buyer, the FCC Authorizations (as such term is defined in the Purchase Agreement), for FM translator station W288CR Cashiers, North Carolina (to be modified to operate at Asheville, NC, as W262CO) (Facility ID No. 155813).

B. It is a condition to the execution of the Purchase Agreement that Buyer, Seller and Agent execute and deliver this Agreement.

C. Unless otherwise defined herein, capitalized terms used herein shall have the meanings assigned to them in the Purchase Agreement.

AGREEMENT

In consideration of the recitals and of the respective agreements and covenants contained herein, and intending to be legally bound hereby, the parties agree as follows:

ARTICLE I

DEPOSIT

Section 1.1 Earnest Money Deposit

(a) Concurrently with the execution of this Agreement, Buyer shall deliver to Agent, pursuant to the provisions of the Purchase Agreement, the sum of Six Thousand Two Hundred Fifty Dollars (\$6,250.00) (the "Earnest Money Deposit") by wire transfer of immediately available funds.

(b) The Earnest Money Deposit shall be held by Agent for the benefit of Buyer and Seller as provided in this Agreement.

Section 1.2 Acceptance of Appointment as Agent. Seller and Buyer, by executing of this Agreement, appoint Agent as escrow agent, and Agent, by executing this Agreement, accepts its appointment as escrow agent with respect to the Earnest

Money Deposit and agrees to hold and deliver the Earnest Money Deposit in accordance with the terms of this Agreement.

Section 1.3 Disbursement of the Earnest Money Deposit. Agent shall discharge its duties of distribution and disposal pursuant to this Agreement, upon compliance with joint written instructions of Seller and Buyer or their duly designated representatives delivered to Agent. If Agent shall not have received such joint written instructions and a controversy shall exist between Buyer and Seller as to the disposition of the Earnest Money Deposit, Agent may, at its election, (a) continue to hold the Earnest Money Deposit until it receives such joint written instructions or a final order by a court of competent jurisdiction directing the disposition of the Earnest Money Deposit, (b) resign as provided under Section 2.1(d) below, or (c) commence an interpleader action in a court of competent jurisdiction and pay the Earnest Money Deposit to such court. Upon Agent doing the actions permitted under either subsection (b) or (c) of this Section 1.3, its duties, responsibilities, and liabilities with respect to the Earnest Money Deposit shall terminate.

Section 1.4 Safekeeping. Agent shall hold the Earnest Money Deposit in escrow in an interest bearing account at Wells Fargo Bank, at the Friendship Heights, DC, and release the Earnest Money Deposit only in accordance with the terms of this Agreement. Interest on the Earnest Money Deposit shall belong to Buyer. Agent may deduct from the Earnest Money Deposit any fees imposed by the bank, including, but not limited to fees for wiring of funds, and remit the balance to the parties affected, first applying any such charges to interest, and then to principle.

ARTICLE II AGENT

Section 2.1 Rights and Responsibilities of Agent.

(a) The duties and responsibilities of Agent shall be limited to those expressly set forth in this Agreement and Agent shall not be subject to, nor obligated to recognize, any other agreement between, or direction or instruction of, the parties to this Agreement, unless such agreement, direction or instruction is in writing and signed by both Buyer and Seller, and provided to Agent.

(b) If any controversy arises between the parties to this Agreement or with any other party concerning the subject matter of this Agreement, its terms or conditions, Agent will not be required to determine the controversy or to take any action regarding it. Agent may hold all documents and funds and may wait for settlement of any such controversy by final appropriate legal proceedings or other means as, in Agent's discretion, Agent may require, notwithstanding what may be set forth elsewhere in this Agreement. In such event, Agent will not be liable for interest or damage. Furthermore, Agent, at its option, may file an action of interpleader requiring the parties to answer and litigate any claims and rights among themselves. Agent is authorized to deposit with the clerk of the court all documents and funds held in escrow. All costs, expenses, charges

and reasonable attorney fees incurred by Agent due to the interpleader action shall be paid one-half by Buyer and one-half by Seller. Upon initiating such action, Agent shall be fully released and discharged of and from all obligations and liability imposed by the terms of this Agreement.

(c) In performing any duties under this Agreement, Agent shall not be liable to any party for damages, losses, or expenses, except as a result of gross negligence or willful misconduct on the part of Agent. Agent shall not incur any such liability for any action taken or omitted in reliance upon any instrument, including any written statement or affidavit provided for in this Agreement, that Agent shall in good faith believe to be genuine, nor will Agent be liable or responsible for forgeries, fraud, impersonations, or determining the scope of any representative authority. In the absence of knowledge that any action taken or purported to be taken hereunder is wrongful, Agent is not responsible for determining and verifying the authority of any person acting or purporting to act on behalf of any party to this Agreement.

(d) Agent, and any successor Agent, may resign at any time as escrow agent hereunder by giving at least thirty (30) days' prior written notice to Seller and Buyer. Upon such resignation and the appointment of a successor escrow agent, the resigning Agent shall be absolved from any and all further liability in connection with the exercise of its powers and duties as escrow agent hereunder, except for liability arising in connection with its own negligence or willful misconduct. Upon their receipt of notice of resignation from Agent, Buyer and Seller shall use reasonable efforts jointly to designate a successor Agent. In the event Buyer and Seller do not agree upon a successor escrow agent within thirty (30) days after the receipt of such notice, Agent so resigning may petition any court of competent jurisdiction for the appointment of a successor agent or other appropriate relief and any such resulting appointment shall be binding upon all parties hereto. By mutual agreement, Buyer and Seller shall have the right at any time upon not less than ten (10) days' prior written notice to Agent to terminate the appointment of Agent, or successor Agent, as escrow agent hereunder. Agent or successor Agent shall continue to act as escrow agent until a successor is appointed and qualified to act as Agent.

Section 2.2 Expenses of Agent. Agent shall be entitled to reimbursement for its reasonable expenses actually incurred by it in connection with its duties under this Agreement (the "Agent Expenses").

Section 2.3 Indemnification of Agent. The parties and their respective successors and assigns agree, jointly and severally, to indemnify and hold Agent harmless against any and all losses, claims, damages, liabilities, and expenses, including reasonable costs of investigation, reasonable legal counsel fees and disbursements that may be imposed on Agent or incurred by Agent in connection with the performance of its duties under this Agreement, including, but not limited to, any litigation arising from this Agreement or involving its subject matter; *provided, however*, neither Buyer nor Seller nor their successors and assigns need indemnify Agent for any loss, claim, damage, liability or expense caused by Agent's negligence or willful misconduct.

Section 2.4 Agent's Representation of Seller. Buyer acknowledges that Agent has represented Seller in connection with the Purchase Agreement, and is providing its services under this Agreement at the request of, and as an accommodation to, the parties. Buyer agrees that the provision of services by Agent under this Agreement does not create any attorney-client relationship or otherwise bar or limit the ability of Agent to represent Seller in connection with the transactions contemplated under the Purchase Agreement and its consummation, or in any litigation or other proceedings that might arise, provided, however, that in the event of such litigation or proceedings, Agent shall proceed in accordance with Sections 1.3(b) or (c) above.

ARTICLE III MISCELLANEOUS

Section 3.1 Notices. All notices, demands, requests or other communications that may be or are required to be given, served or sent by either party to the other party pursuant to this Agreement shall be in writing and shall be mailed by first-class, registered or certified mail, return receipt requested, postage prepaid, or transmitted by overnight courier or hand delivery, addressed as set forth below in this Section 3.1. Each notice, demand, request or communication that is mailed or delivered in the manner described above shall be deemed sufficiently given, served, sent and received for all purposes at such time as it is delivered to the addressee with the return receipt, the delivery receipt, or the affidavit of messenger being deemed conclusive evidence of such delivery or at such time as delivery is refused by the addressee upon presentation. If to Seller, to:

Georgia-Carolina Radiocasting, LLC
Attention: Douglas M. "Art" Sutton, Jr.
P.O. Drawer E
233 Big A Road
Foccoa, GA 30577
Telephone: 706-297-2764
Facsimile: 706-297-7266
Email: Sutton@gacaradio.com

If to Buyer, to:

Saga Communications of North Carolina, LLC
Attn: Samuel D. Bush
73 Kercheval Ave. Ste 201
Grosse Pointe Farms MI 48236

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

Smithwick & Belendiuk, P.C.
Gary S. Smithwick, Esq.
Suite 301
5028 Wisconsin Avenue, N.W.
Washington, DC 20016

If to Escrow Agent:

Smithwick & Belendiuk, P.C.
Gary S. Smithwick, Esq.
Suite 301
5028 Wisconsin Avenue, N.W.
Washington, DC 20016

Any party, by written notice to the other parties pursuant to this Section 3.1, may change the address or the persons to whom notices or copies thereof shall be directed.

Section 3.2 Assignment. This Agreement and the rights and duties hereunder shall be binding upon and inure to the benefit of the parties hereto and the successors and assigns of each of the parties to this Agreement. No rights, obligations or liabilities hereunder shall be assignable by any party without the prior written consent of the other parties, except that Buyer may assign its rights under this Agreement without obtaining the prior written consent of the other parties hereto, to any person or entity to whom, pursuant to the Purchase Agreement, Buyer is permitted to assign all or any portion of its rights under the Purchase Agreement; *provided, however*, that any such assignee duly executes and delivers an agreement to assume Buyer's obligations under this Agreement.

Section 3.3 Amendment. This Agreement may be amended or modified only by an instrument in writing duly executed by Agent, Buyer and Seller.

Section 3.4 Waivers. Any waiver by any party hereto of any breach of or failure to comply with any provision of this Agreement by any other party hereto shall be in writing and shall not be construed as, or constitute, a continuing waiver of such provision, or a waiver of any other breach of, or failure to comply with, any other provision of this Agreement.

Section 3.5 Construction. This Agreement shall be construed and enforced in accordance with and governed by the laws of the District of Columbia, without giving effect to the choice of law provisions thereof that may direct the application of the laws of another jurisdiction. Any proceedings to enforce this Agreement shall be commenced in a court of competent jurisdiction in the District of Columbia. The parties agree not to assert or interpose any defenses, and do hereby waive the same, to the conferral of personal jurisdiction and venue by such court in any suit, action or proceeding. The headings in this Agreement are solely for convenience of reference and shall not be given any effect in the construction or interpretation of this Agreement. Unless otherwise stated, references to Sections are references to Sections of this Agreement.

Section 3.6 Third Parties. Nothing expressed or implied in this Agreement is intended, or shall be construed, to confer upon or give any person or entity other than Buyer, Seller and Agent, and their respective permitted successors and assigns, any rights or remedies under, or by reason of, this Agreement.

Section 3.7 Waiver of Offset Rights. Agent hereby waives any and all rights to offset that it may have against the Earnest Money Deposit, including, without limitation, claims arising as a result of any claims, amounts, liabilities, costs, expenses, damages, or other losses that Agent may be otherwise entitled to collect from any party to this Agreement.

Section 3.8 Attorneys Fees/Costs of Suit. If either Buyer or Seller institutes a legal action against the other with respect to the Earnest Money Deposit, the prevailing party shall be entitled to its attorneys' fees and costs of suit, including the cost of any appeals.


Section 3.9 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute a single instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Seller, Buyer and Agent have caused this Agreement to be executed by their duly authorized representatives, as of the day and year first written above.


SELLER:

GEORGIA-CAROLINA
RADIOCASTING COMPANY, LLC

By: 
Name: Douglas M. Sutton, Jr.
Title: Managing Member


BUYER:

SAGA COMMUNICATIONS
OF NORTH CAROLINA, LLC

By: 
Name: Samuel D. Bush
Title: Treasurer

AGENT:

SMITHWICK & BELENDIUK, P.C.

By: 
Gary S. Smithwick, President

Primary 60 dBμ F(50:50) Contour

**W262CO.L - Asheville, NC
Proposed vs. Primary
Service Contour Study**

NGDC 30 SEC Terrain Database
U.S. Census 2010 PL Database

WTMT(FM)
Weaverville, NC
BLH20101130AJK
Facility ID: 72070
Latitude: 35-38-04 N
Longitude: 082-39-07 W
ERP: 9.50 kW
Channel: 290C2 (105.9 MHz)
AMSL Height: 1064.0 m
Horiz. Pattern: Omni

W262CO.L
Asheville, NC
BLFT-20150526ABH
Facility ID: 155813
Latitude: 35-31-39 N
Longitude: 082-29-46 W
ERP: 0.25 kW
Channel: 262D (100.3 MHz)
AMSL Height: 1076.0 m
Horiz. Pattern: Directional

Terrain
124 2022 m

Scale 1:625,000
0 10 20 30 km

V-Soft Communications LLC

