

ASSET PURCHASE AGREEMENT

THIS ASSET PURCHASE AGREEMENT (this "Agreement"), made this 7th day of ~~November~~ ^{October}, 2016, by and between The Montana Radio Company, LLC ("Seller"), and Bill Edwards ("Buyer").

WITNESSETH:

WHEREAS, Seller is the holder of a license issued by the Federal Communications Commission ("FCC" or "Commission") for the following unbuilt FM station (hereinafter referred to as "Station"):

KZMO(FM) Stanford, MT (FCC Facility ID #183371)

WHEREAS, Seller desires to sell Station and related assets to Buyer, under the terms and conditions stated herein;

WHEREAS, Buyer desires to purchase Station and related assets, under the terms and conditions stated herein; and

WHEREAS, consummation of this Agreement is subject to the prior approval of the FCC.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, it is hereby agreed as follows:

1. Subject to the prior approval of the FCC, which shall be obtained by its grant of the Assignment Application (defined below), Seller agrees to sell, transfer, assign, convey, and deliver to Buyer, and Buyer agrees to purchase: (a) the FCC authorizations for the Station (the "FCC License"), (b) transmission equipment and related items of tangible personal property owned by Seller and used or useful in the operation of Station, including the equipment listed in

Exhibit A (the "Equipment"); and (c) all goodwill and rights which Seller has in the frequency and call letters of Station (the "Intangibles"). All assets to be conveyed shall be free and clear of any security interests, mortgages, or other encumbrances.

2. In consideration for the assets to be conveyed by Seller to Buyer, Buyer shall pay to Seller the total sum of TEN THOUSAND DOLLARS (\$10,000.00) (the "Purchase Price"), which shall be paid as follows:

a. Buyer shall pay to Seller upon the execution of this Agreement the sum of TWO THOUSAND Dollars (\$2,000.00) via bank wire transfer (the "First Payment");

b. Buyer shall pay to Seller at Closing the sum of EIGHT THOUSAND Dollars (\$8,000.00) via bank wire transfer.

3. At closing, Seller may request that the KZMO call sign be assigned to another station commonly owned by Seller and agrees to replace the KZMO call sign with one that is requested by Buyer.

4. Seller hereby warrants and covenants that: (a) Seller holds a valid authorization from the FCC to operate Station, that there are no outstanding unsatisfied FCC citations or cease and desist orders against Station, and that any such FCC citations or orders subsequently issued shall be satisfied prior to closing; (b) Seller is aware of no ongoing investigation of Seller or the Station by the FCC or by any other federal or state governmental agency, or of any conditions at the Station which are in violation of any FCC Rule or policy; (c) Seller is aware of no litigation, proceeding, or investigation whatsoever, pending or threatened, against or relating to Seller, its business, or the property to be transferred hereunder and that it knows of no reason why the FCC would not find it qualified to assign its license; (d) as of the Closing Date (defined below), the Equipment shall be in the same or equivalent condition as at the date hereof, wear and tear and

ordinary usage excepted; (e) Seller has, or will have as of the Closing Date, good and marketable title to all assets being sold herein; (f) Seller will deliver the Station at closing free and clear of all debts, liens, or other encumbrances; (g) Seller has full power and authority to enter into and perform this Agreement, the execution and delivery of this Agreement and the performance of all obligations hereunder shall have been duly authorized, and this Agreement constitutes a valid and binding agreement of the Seller, enforceable in accordance with its terms; and (h) Seller indemnifies and holds Buyer harmless from any and all claims of trade creditors, judgment creditors, lien holders, purported owners, or any other person making a claim by or through Seller or asserting any claim on the assets purchased under this Agreement.

5 Buyer hereby warrants and covenants that: (a) Buyer is legally, financially, and otherwise qualified to become the licensee of the Station; (b) Buyer knows of no reason why the FCC would not approve its acquisition of the Station's license; (c) Buyer has full power and authority to enter into and perform this Agreement; (d) the execution and delivery of this Agreement and the performance of all obligations hereunder has been duly authorized and this Agreement constitutes a valid and binding agreement of Buyer, enforceable in accordance with its terms; and (e) Buyer indemnifies and holds Seller harmless from any and all claims having to do with Buyer's operation of the Station subsequent to the Closing Date.

6 Seller and Buyer agree to engage their own counsel and pay their own legal fees associated with the preparation of this Agreement and the preparation and filing of the required assignment application. Filing fees, if any, attributable to the Assignment Application will be paid by Buyer. The parties shall otherwise bear their respective expenses incident to the contemplated transaction. Buyer represents to Seller that no brokers or finders have been employed by Buyer who would be entitled to a fee by reason of such a transaction. Seller

indemnifies and holds Buyer harmless with respect to any brokerage or finders' fees attributable to Seller's arrangements with brokers or finders.

7. The parties hereto agree to join in the submission of an application on FCC Form 314 seeking Commission consent to the assignment of the Station's license from Seller to Buyer (the "Assignment Application") within five (5) business days from the date of this Agreement, and to cooperate fully and diligently in the prosecution of the Assignment Application. Buyer agrees to pay the Assignment Application fee charged by the FCC.

8. Taxes, insurance, and other Station expenses shall be prorated as of the Closing Date, and Seller shall be entitled to a closing credit for any prepaid expenses.

9. Time is of the essence of this Agreement. If the FCC has refused or failed to grant the Assignment Application within twelve (12) months of the date of filing of the application for assignment thereof, either party may terminate this Agreement by giving the other party ten (10) days' prior written notice of such intent by overnight national courier service, provided that the FCC has not granted its consent to Station's license assignment within such 10-day period, and provided further that the party seeking cancellation is not in material breach of this Agreement.

10. Closing shall take place by an exchange of documents by fax, e-mail and overnight courier service, with a wire transfer of the remainder of the Purchase Price, within ten (10) days subsequent to the date of initial grant of the Assignment Application. On the date of Closing, Seller will deliver to Buyer: (a) an Assignment of FCC License and (b) a Bill of Sale covering the Intangibles. On the date of Closing, Buyer will: (x) deliver to Seller its counterpart of the Assignment and Assumption Agreement, and (y) pay the remainder of the Purchase Price as provided in Section 2(b).

11. Prior to Closing, Seller shall have complete control over the property and operation of Station. After closing, Buyer shall have complete control of Station, and Seller shall retain no reversionary interest in the license or assets of Station.

12. At or after Closing, the parties shall allocate all of the Purchase Price to the station construction permit being conveyed and completing the tax schedule associated with the conveyance of that asset.

13. Notices which are to be sent by either party pursuant to the terms of this Agreement shall be effective as of the first business day after they are sent by overnight national courier service as follows:

If to Seller, to:

The Montana Radio Company, LLC
100 W Lyndale Ave
Suite B
Helena, MT 59601

with a copy, which shall not constitute notice, to

David O'Neil
Rini O'Neil, PC
1200 New Hampshire Avenue, NW
Suite 600
Washington, DC 20036

If to Buyer, to:

Bill Edwards
515 9th Ave West
Roundup, MT 59072

14. This Agreement may be terminated by either party in the event of a default or breach of warranty by the other party, or under Section 9 if the FCC does not timely approve the

Assignment Application or under Section 19 if the FCC does not grant the Permit Application (defined below). Additionally, Buyer may terminate this Agreement under Section 15.

15. Risk of loss or damage to any of the Equipment shall remain with Seller up to the Closing Date, at which point Buyer shall assume such risk of loss. Should any damage to the Station occur prior to the Closing Date, Buyer may elect to postpone closing until the earlier of (a) ninety (90) days from the date of the damage, or (b) such time as repairs or equipment replacements (including, if necessary, a change in transmitter sites) are made to Buyer's reasonable satisfaction. If such repairs or equipment replacements are not completed within 90 days after damages to the Station occur, Buyer may elect to terminate this agreement. Alternatively, Buyer may, subject to Seller's supervision and control, reconstruct the Station at its own expense and close under the terms of this Agreement provided such closing is completed within 90 days after the date the damages occurred. In the event Buyer pays for reconstruction of the Station at its own expense, Buyer may not deduct the reasonable costs of such reconstruction from the Purchase Price.

16. This document constitutes the entire understanding and agreement between the parties hereto with respect to its subject matter and shall be amended only by written agreement signed by both parties. This document shall be binding on the heirs, successors, and assigns of the parties hereto and shall be construed under the laws of the State of Montana.

17. This Agreement may be executed in counterpart copies. When exchanged, such executed counterpart copies shall together have the same force and effect as a single executed Agreement.

18. Seller shall cooperate with Buyer in the preparation and filing of an FCC construction permit application to modify the Station so that it may change its community of

license from Stanford to a Roundup, MT, so that it may co-locate its antenna to the antenna site currently utilized by KLMB(FM) Roundup, MT, upon execution of this Agreement (the "Permit Application"). Buyer shall reimburse Seller for any FCC filing fees incurred relating to such filings.

19. As a closing condition, the Commission shall have granted the Permit Application and issued a construction permit which shall have become a final order unless Buyer waives finality. In the event that the Permit Application is not granted within one year of the execution of this Agreement, either party may terminate this Agreement and Seller shall return the First Payment to the Buyer

[Signature page follows]

Signature Page to Asset Purchase Agreement

IN WITNESS WHEREOF, the parties hereto have hereunto set our hands and seals on the date first above written.

THE MONTANA RADIO COMPANY, LLC

By:  _____
Title: *Manager* _____

BILL EDWARDS

By:  _____
Individual