

## ASSET PURCHASE AGREEMENT

24<sup>th</sup> THIS ASSET PURCHASE AGREEMENT (the "Agreement") is entered into as of the 24<sup>th</sup> day of June, 2019, by and between WCN, Inc. ("Seller") and Cedar Cove Broadcasting, Inc. ("Buyer").

### Background

WHEREAS, Seller has an FM broadcast license (BLED-20080822AAC) with the Federal Communications Commission ("FCC") for FM Station KKRR(FM) (Facility ID No. 92997) (the "License"); and

WHEREAS, subject to FCC consent, Seller wishes to sell to Buyer the License and certain other assets relating thereto, and Buyer wishes to receive the same from Seller.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, representations and covenants contained herein, the parties, intending to be bound legally, subject to the terms and conditions set forth herein agree as follows:

#### **1. Assignment and Sale of License.**

a. Subject to the terms and conditions set forth in this Agreement, Seller agrees to convey, transfer and assign to Buyer at the Closing (as defined in Section 3) all of Seller's right, title and interest in and to the License (copies of which are annexed hereto in Schedule 1). Other than those assets listed on Schedule 9(k), there are no other assets relating to the License being sold.

b. Buyer shall pay Seller FIFTY THOUSAND DOLLARS (\$50,000.00) (the "Purchase Price") for the License according to the following schedule:

1. At Closing, Buyer shall pay to Seller the sum of TWENTY THOUSAND DOLLARS (\$25,000.00) by bank cashier's check.

2. Upon execution of this agreement, Buyer shall pay Seller a non-refundable deposit of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) (the "Deposit"). This deposit will only be returned to Buyer in the event the FCC does not approve the assignment of Station within one year from the date of this Agreement, and that the delay of the assignment is not caused by the fault of the Buyer in any way.

**2. FCC Consent.** Within three (3) business days of the execution of this Agreement, the parties shall file an application (the "Assignment Application") for FCC consent to the assignment of the License (the "FCC Consent"). Each party shall be responsible for its own costs relating to the preparation of the Assignment Application. Buyer and Seller agree to proceed expeditiously and with due diligence to use their best efforts to cooperate with each other in seeking the FCC's approval of the transaction contemplated herewith.

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3. **Closing.** Within ten (10) business days after the FCC Consent in an FCC public notice has become a final order, the parties shall consummate the transaction contemplated by this Agreement at a closing (the "Closing"). At the Closing, Seller shall deliver to Buyer a Bill of Sale and an Assignment of License and any other documents of conveyance reasonably requested by Buyer and necessary to consummate the transaction contemplated by this Agreement. Buyer may elect to consummate this transaction prior to finality and Seller shall cooperate with Buyer if the Closing is accelerated.

4. **Pre-Closing Covenants.** Should Buyer wish to modify the License prior to Closing, Seller will cooperate in the filing of such applications and provide written permission to Buyer for filing with the FCC, as necessary; however, Buyer shall be responsible for the payment of all legal and engineering costs associated with such filings. The parties will cooperate fully with each other in fulfilling their respective obligations under this Agreement, including using their respective reasonable best efforts to obtain the required FCC Consent.

5. **Conditions Precedent to Closing.** The parties acknowledge and agree that the FCC Consent to the assignment of the License from Seller to Buyer is a condition precedent to the Closing.

6. **Representations and Warranties.** Each party hereto expressly represents and warrants that it has the full power and authority to enter into and execute this Agreement. Subject only to the FCC Consent, there is no constraint upon either party's legal ability to perform its responsibilities hereunder. Seller represents and warrants to Buyer that at Closing the License shall have been validly issued by the FCC, that it is in full force and effect, that it constitutes all of the authorizations issued by the FCC in connection with the station and that it is not subject to any restriction or condition that would limit the operation of the Station, other than such restrictions or conditions to which similar facilities are routinely subject or that are set forth in the License. Seller further warrants that the authorizations shall not be encumbered in any way and shall be free and clear of all claims.

7. **Termination.** This Agreement may be terminated at any time prior to the Closing as follows:

a. by mutual written consent of Buyer and Seller at anytime or by either Buyer or Seller if Closing has not occurred within twelve (12) months; or

b. by written notice from a party that is not then in material breach of this Agreement if the other party has failed to cure its material breach of any of its representations, warranties or covenants under this Agreement within thirty (30) days after receipt of written notice of such breach from the party not in material breach; or

c. by written notice of a party to the other party, if the Closing shall not have occurred by the first anniversary from the filing of the Assignment Application, provided, however, that if the Closing shall not have occurred because the FCC Consent shall not have been granted, this Agreement may not be terminated by a party who materially contributed to the delay in the issuance of the FCC Consent.

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**8. Effect of Termination.**

a. If this Agreement is terminated by the parties pursuant to Section 7(a) or (c), then neither party shall have any further liability to the other, and this Agreement shall be deemed null and void and of no further force and effect.

b. If this Agreement is terminated by Seller pursuant to Section 7(b), Seller shall be entitled to payment of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) as liquidated damages. In the event this Agreement is terminated by Buyer pursuant to Section 7(b), Buyer's sole remedy shall be specific performance. Seller acknowledges that assessment of damages would be difficult or impossible to determine and that specific performance is an appropriate remedy.

**9. Miscellaneous.**

a. Notices. All notices, demands, requests or other communication required or permitted hereunder shall be in writing and sent by overnight air courier service (charges prepaid), or personal delivery to the appropriate party at the address specified below (or to such other address which a party shall specify to the other party in writing):

**If to Buyer:**

Victor A Michael, JR., President  
Cedar Cove Broadcasting, Inc.  
87 Jasper Lake Road  
Loveland, CO 80537

**If to Seller:**

Robert R. Rule, President  
WCN, Inc.  
2232 Dell Range Blvd., Suite 308  
Cheyenne, WY 82009-4994

Each party may change its address for notice purposes by providing written notice in accordance with this Section.

b. Assignment and Binding Effect. Neither party may assign its rights or obligations under this Agreement without the prior written consent of the other party, except that Buyer may assign its rights and obligations under this Agreement without the prior consent of Seller to any business entity which owns and controls Buyer, which Buyer owns and controls or which is owned and controlled by the same entity which owns and controls Buyer. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.



c. Governing Law. Except to the extent governed by federal law, this Agreement shall be governed, construed and enforced in accordance with the laws of the State of Wyoming, without regard to the choice of law provisions thereof.

d. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

e. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof. This Agreement supersedes all prior negotiation, memoranda and agreements between the parties with respect to the subject matter hereof, and may not be altered, changed, modified or amended except by a written instrument signed by each of the parties hereto.

f. No Waiver. No provision or condition of this Agreement shall be waived by either party hereto except by a written instrument delivered to the other party and signed by the party consenting to and to be charged with such waiver.

g. Other and Further Documents. The parties hereto agree to execute, acknowledge and deliver, before, at or after the Closing, such other and further instruments and documents as may be reasonably necessary to implement, consummate and effectuate the terms of this Agreement.

h. Good Faith. All parties hereto shall act with reasonable diligence, and in good faith, in performing and discharging their respective duties and obligations hereunder.

i. Headings and Cross References. Headings of the sections have been included for convenience of reference only and shall in no way limit or affect the meaning or interpretation of the specific provisions of this Agreement. All cross references to sections herein shall mean the section of this Agreement unless otherwise stated or clearly required by the context.

j. Expenses. Except as otherwise provided herein, each party shall be solely responsible for all fees and expenses each party incurs in connection with the transaction contemplated by this Agreement, including, without limitation, legal fees incurred in connection herewith.

--SIGNATURE PAGE FOLLOWS--

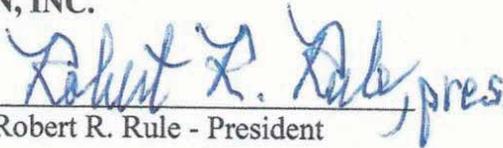
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above

**SELLER:**

**WCN, INC.**

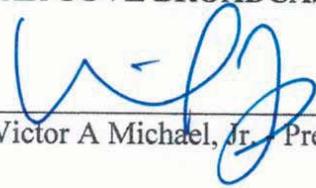
By:

 Robert R. Rule - President

**BUYER:**

**CEDAR COVE BROADCASTING, INC.**

By:

 Victor A Michael, Jr. - President

**SCHEDULE 1**

**FCC LICENSES**

License

File Number

KKRR(FM) Casper, Wyoming

BLED-20080822AAC

CMY 3R

**SCHEDULE 9(k)**

**EQUIPMENT**

Scala FMVMP Antenna, 2 bay FM antenna  
Andrew LDF4-50A transmission line

JCM (38)



United States of America  
**FEDERAL COMMUNICATIONS COMMISSION**  
**FM BROADCAST STATION LICENSE**

Official Mailing Address:

WCN, INC.  
2232 DELL RANGE BLVD.  
SUITE 103  
CHEYENNE WY 82009

Facility Id: 92997

Call Sign: KKRR

License File Number: BLED-20080822AAC

Authorizing Official:

*Penelope A. Dade*

Penelope A. Dade

Supervisory Analyst

Audio Division

Media Bureau

Grant Date: August 27, 2008

This license expires 3:00 a.m.  
local time, October 01, 2021.

This authorization is re-issued August 6, 2014, to reflect the grant of a Main Studio Satellite Waiver see (Special Operating Condition No. 2)

Subject to the provisions of the Communications Act of 1934, subsequent acts and treaties, and all regulations heretofore or hereafter made by this Commission, and further subject to the conditions set forth in this license, the licensee is hereby authorized to use and operate the radio transmitting apparatus herein described.

This license is issued on the licensee's representation that the statements contained in licensee's application are true and that the undertakings therein contained so far as they are consistent herewith, will be carried out in good faith. The licensee shall, during the term of this license, render such broadcasting service as will serve the public interest, convenience, or necessity to the full extent of the privileges herein conferred.

This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequency designated in the license beyond the term hereof, nor in any other manner than authorized herein. Neither the license nor the right granted hereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934. This license is subject to the right of use or control by the Government of the United States conferred by Section 606 of the Communications Act of 1934.

Call sign: KKRR

License No.: BLED-20080822AAC

Name of Licensee: WCN, INC.

Station Location: WY-CASPER

Frequency (MHz): 88.3

Channel: 202

Class: C3

Hours of Operation: Unlimited

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

Transmitter output power: .50 kW

Antenna type: Non-Directional

Description: SCA FMVMP, two sections

Antenna Coordinates: North Latitude: 42 deg 44 min 26 sec

West Longitude: 106 deg 21 min 34 sec

	Horizontally Polarized Antenna	Vertically Polarized Antenna
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Effective radiated power in the Horizontal Plane (kW): .50

Height of radiation center above ground (Meters): 20

Height of radiation center above mean sea level (Meters): 2464

Height of radiation center above average terrain (Meters): 526

Antenna structure registration number: Not Required

Overall height of antenna structure above ground: 43 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.

None Required

Special operating conditions or restrictions:

- 1 The permittee/licensee in coordination with other users of the site must reduce power or cease operation as necessary to protect persons having access to the site, tower or antenna from radiofrequency electromagnetic fields in excess of FCC guidelines.

Special operating conditions or restrictions:

- 2 WCN, Inc. requests waiver of 47. C.F.R. Section 73.1125 to operate the proposed facility as "satellite" of co-owned noncommercial educational FM station KWCN (FM), Pinedale, Wyoming, (Facility ID No.: 176230). Based upon the specific representations contained therein, the waiver request IS GRANTED. Applicant shall abide by each representation proffered in the waiver request.

\*\*\* END OF AUTHORIZATION \*\*\*