

REAL PROPERTY

Owned Property:

WBQX transmitter/antenna tower site, West Meadow Road, Thomaston, Maine.

WBYA transmitter/antenna tower site, Route 1, Northport, Maine.

Leased Property:

WBQI production studio and offices, 98 Main Street, Suite E, Ellsworth, Maine, as per lease agreement with Michael W. Curtis, dated August 24, 2001, and expiring September 14, 2006 (automatically renewable for an addition 5 year period).

WBQX/WBYA production studio and sales offices, 119 Tillson Avenue, Rockland, Maine, as per lease agreement with O'Hara Corporation, dated April 17, 2002 and expiring June 14, 2007.

WBQQ/WQEZ/WBQW studios and offices, 169 Port Road, Kennebunk, Maine, as per lease agreement with Charles R. Cole, dated August 10, 2001 and expiring on September 1, 2006 (renewable for addition 5 year terms).

WBQW sales offices, One Union Street, Suite 300, Portland, Maine, as per lease agreement extension with 237 Commercial Street, LLC, dated February 24, 2003 and expiring on July 30, 2004.

WBQQ/WQEZ transmitter/antenna tower site, 262 Mills Road (Route 9), Kennebunkport, Maine, as per lease agreement with Philip Spang, Jr, deceased, and Priscilla Spang, dated August 6, 1991 and expiring on August 6, 2006 (automatically renewable for additional 5 year terms).

WBQW transmitter/antenna tower site, Two Rod Road, Scarborough, Maine, as per lease agreement with World Tower, Inc., dated May 13, 1998 and expiring on May 13, 2007, unless terminated sooner on 360 days notice (renewable for four additional 5 year terms).

WBQI transmitter/antenna tower site, Tunk Lake Road, Sullivan, Maine, as per lease agreement with Clear Channel Communications, Inc., successor in interest to Navigator Tower, LLC, dated April 1, 2003 and expiring April 1, 2009 (renewable for nine additional terms of 6 years each).