

ASSIGNMENT AGREEMENT

This Assignment Agreement ("Agreement") is entered into as of this 9th day of November 2015 by and between Screen Door Broadcasting, LLC ("Buyer") and The Sister Sherry Lynn Foundation, Inc. ("Seller").

RECITALS

WHEREAS, Seller holds a construction permit, BNPFT-20130328AMA, for an FM Translator Station in Chickasha, Oklahoma, 95.1 MHz, (Facility ID Number 143059), (the "Construction Permit") or (the "Station"), pursuant to an authorization issued by the Federal Communications Commission (the "FCC");

WHEREAS, Seller desires to sell, transfer, assign, convey and deliver to Buyer and Buyer desires to acquire from Seller the Station.

AGREEMENT

NOW, THEREFORE, in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Sale of Assets. On the Closing Date (*defined below*), Seller agrees to sell, transfer, assign, convey and deliver to Buyer, and Buyer agrees to purchase and assume, all of the right, title and interest of Seller in and to the Station Construction Permit (together known as the "Station Assets").
2. FCC Consent and Assignment Agreement. It is specifically understood and agreed by Seller and Buyer that the assignment of the Construction Permit is subject to prior consent of the FCC. Within ten (10) business days following the execution of this Agreement, Seller and Buyer, through Seller's counsel, shall file an application with the FCC for approval of the assignment of the Construction Permit from Seller to Buyer and shall thereafter prosecute the assignment application in good faith and take no action adverse to the application.
3. Closing. The consummation of the sale and purchase of the Station Assets pursuant to this Agreement (the "Closing") shall take place within ten (10) business days after the date that the FCC Consent becomes a final order which date is 30 days after the release of Public Notice announcing FCC approval of the Construction Permit assignment to the Buyer. The date on which the Closing is to occur is referred to herein as the "Closing Date".
4. Earnest Money. Buyer shall deliver to Seller the sum of Two Thousand Five Hundred Dollars (\$2,500.00) ("Earnest Money Deposit") concurrent with the execution of this Agreement to be held as a non-refundable earnest money depot which shall be credited towards the Purchase Price at Closing.
5. Purchase Price. In consideration for the sale of the Station Assets to Buyer, at Closing Buyer shall pay Seller by wire transfer of immediately available funds the sum of Twenty-Five Dollars (\$25,000.00) (the "Purchase Price") less the adjustment for the

Earnest Money Deposit.

6. Tax-Deferred Exchange 1031. In conformance with Section 1031 of the Internal Revenue Code, it may be the intention of the Seller to effect a tax-deferred exchange. Seller may assign his/her rights in the Agreement to a Qualified Intermediary for the purpose of effecting a tax-deferred exchange. The parties agree to cooperate and execute the necessary documents to allow the Seller to effect such exchange at no additional cost or liability to the Buyer. However, any warranties that may be expressed in this contract shall remain and be enforceable between the parties executing this document; provided that such exchange transaction shall not take place in any manner that would dealy FCC approval of the assignment of the Construction Permit from Seller to Buyer hereunder.

7. Rebroadcast Consent. Seller grants the Buyer rebroadcast consent for KFXT (Facility ID Number 60510), Sulphur, OK. The rebroadcast consent shall expire 365 days following the consummation of the assignment contemplated herein unless renewed by the Seller. The Buyer shall not modify the programming of the primary station in any manner other than the insertion of legal ids as required by the FCC.

8. Contingent Application. Seller agrees that the Buyer is authorized pursuant to 47 C.F.R. § 73.3517(a) to file an application for a construction permit that shall be contingent upon the grant of the assignment application. Seller agrees that this Agreement fulfills the "written statement" requirement of 47 C.F.R. § 73.3517(a); provided that FCC approval of the Contingent Application shall not be a condition precedent to the Closing hereunder. Buyer shall pay any and all expenses involved in the preparation and filing of such a Contingent Application.

9. Expenses, Reasonable Assurance. Buyer shall pay the FCC fee for assignment application required for the assignment contemplated herein and any FCC fees associated with the Contingent Application. Otherwise, Buyer and Seller shall each pay its own expenses when required by third parties.

10. Representations and Warranties of Seller. Seller represents and warrants to Buyer as follows:

Seller is a nonprofit organization organized in that State of Oklahoma, validly existing and in good standing under the law. Seller has all requisite power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby by Seller have been duly and validly authorized by all necessary official action on the part of Seller. This Agreement has been duly and validly executed and delivered by Seller and constitutes a legal, valid and binding agreement of Seller enforceable against Seller in accordance with its terms.

11. Representations and Warranties of Buyer. Buyer represents and warrants to Seller as follows:

Buyer is a limited liability company organized in that State of Oklahoma, validly existing

and in good standing under the law. Buyer has all requisite power and authority to execute and deliver this Agreement and to consummate the transactions contemplated hereby. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby by Buyer have been duly and validly authorized by all necessary official action on the part of Buyer. This Agreement has been duly and validly executed and delivered by Buyer and constitutes a legal, valid and binding agreement of Buyer enforceable against Buyer in accordance with its terms. Buyer is legally qualified to hold the Construction Permit.

12. Covenants of Buyer and Seller. Buyer and Seller will not take any action that is inconsistent with the transaction contemplated by this Agreement

13. Cooperation. Seller and Buyer shall cooperate fully and in good faith with each other and their respective counsel in connection with any and all steps required to be taken as part of their respective obligations under this Agreement.

14. Notices. All notices, demands, and requests required or permitted to be given under the provisions of this Agreement shall be (a) in writing, (b) delivered by personal delivery) or sent by commercial delivery service or registered or certified mail, return receipt requested, (c) deemed to have been given on the date of personal delivery or the date set forth in the records of the delivery service or on the return receipt, and (d) addressed as follows:

If to Seller to:

Ken Austin
The Sister Sherry Lynn Foundation
1101 North 81 Highway
Marlow, OK 73055

And:

Jeffrey D. Southmayd
Southmayd & Miller
4 Ocean Ridge Bpoulevard South
Palm coast, Florida 32137

If to Buyer, to:

John Jason Bennett
Screen Door Broadcasting, LLC
Box 700042
Tulsa, OK 74136

or to any other or additional persons and addresses as the parties may from time to time designate in a writing delivered in accordance with this Section 11.

15. Termination.

(a) Termination by Seller. This Agreement may be terminated by Seller and

- 3 -

Buyer Init. 

Seller Init. RDA

the purchase and sale of the Construction Permit abandoned, if Seller is not then in material default, upon written notice to Buyer, upon the occurrence of any of the following:

(i) Material Breach by Buyer. If the Buyer defaults by material breach of this Agreement.

(b) Termination by Buyer. This Agreement may be terminated by Buyer and the purchase and sale of the License abandoned, if Buyer is not then in material default, upon written notice to Seller, upon the occurrence of any of the following:

(i) Material Breach by Seller. If the Seller defaults by material breach of this Agreement.

(ii) Upset Date. If the Closing shall not have occurred by May 31, 2016.

16. Entire Agreement; Amendment. This Agreement supersedes all prior agreements and understandings of the parties, oral and written, with respect to their subject matter. This Agreement may be modified only by an agreement in writing executed by all of the parties hereto. No waiver of compliance with any provision of this Agreement will be effective unless evidenced by an instrument in writing and signed by the parties hereto.

17. Further Assurances. From time to time after the date of execution hereof, the parties shall take such further action and execute such further documents, assurances and certificates as any party reasonably may request of the other to effectuate the purposes of this Agreement.

18. Specific Performance. The parties recognize that if Seller breaches this Agreement and refuses to perform under the provisions of this Agreement; monetary damages alone would not be adequate to compensate Buyer for its injury. Buyer shall therefore be entitled, in addition to any other remedies that may be available, including money damages, to obtain specific performance of the terms of this Agreement. If any action is brought by Buyer to enforce this Agreement, Seller shall waive the defense that there is an adequate remedy at law.

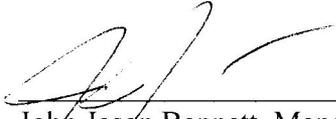
19. Counterparts. This Agreement may be executed in one or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

20. Governing Law. This Agreement shall be construed under and in accordance with the laws of the State of Oklahoma, without giving effect to the principles of conflicts of law. As between the parties, each party acknowledges that it will be responsible for claims or damages arising from personal injury or damage to persons or property to the extent they result from negligence of its employees or agents.

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

SELLER:

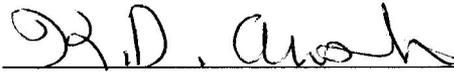
Screen Door Broadcasting, LLC



John Jason Bennett, Managing Member

BUYER:

The Sister Sherry Lynn Foundation



Kenneth Dean Austin, Treasurer

