

## **ASSET PURCHASE AGREEMENT**

This ASSET PURCHASE AGREEMENT (this "Agreement") is dated as of April \_\_, 2012, by and among Jones Broadcasting, LLC ("Seller"), Gray Television Group, Inc. ("Buyer"), and Gray Television Licensee, LLC ("License Sub").

### **RECITALS**

Seller holds authorizations (the "FCC Licenses") issued by the Federal Communications Commission ("FCC") for WAZM-CA, Staunton-Waynesboro, Virginia (the "Station"); and

Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the FCC Licenses and certain other assets of the Station for the price and on the terms and conditions set forth in this Agreement. Buyer desires the FCC Licenses to be conveyed from Seller to License Sub.

### **AGREEMENTS**

In consideration of the above recitals, the following covenants and agreements, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller, intending to be legally bound, agree as follows:


#### **SECTION 1. PURCHASE AND SALE; PRICE AND ASSUMPTION**

1.1 **Agreement to Sell and Buy.** Subject to the terms and conditions set forth in this Agreement, upon the consummation of the purchase and sale (the "Closing"), Seller shall sell, transfer, assign and deliver to Buyer on the date of the Closing (the "Closing Date"), free and clear of all debts, liens and encumbrances of any nature, other than Permitted Liens (as defined below) all of Seller's right, title and interest in and to the "Assets" described in (a)-(b) below:

(a) The FCC Licenses and all other authorizations issued by any federal, state or local governmental authority in connection with the business or operations of the Station as listed on Schedule 1.1(a); and

(b) The tangible personal property listed on Schedule 1.1(b).

1.2 **Purchase Price.** The purchase price for the Assets shall be Sixty Six Thousand Dollars (\$66,000) (the "Purchase Price"). At the Closing, the entire amount of the Advance (as defined in Section 8.3 below) shall be credited against the Purchase Price. At the Closing, Buyer shall pay to Seller the balance of the Purchase Price (remaining after the Advance is credited) in cash by federal wire transfer of immediately available funds pursuant to wire instructions that Seller's counsel shall deliver to Buyer at least two (2) business days prior to the Closing Date. If necessary, the Purchase Price shall be increased or decreased as required to effectuate the proration of expenses applicable to the Assets as of the Closing Date in accordance with the principle that Seller shall be responsible for all such expenses allocable to the period prior to the Closing Date and Buyer shall be responsible for all such expenses allocable to the period on and after the Closing Date. Seller and Buyer shall cooperate and use commercially reasonable efforts to agree upon such proration of expenses prior to the Closing.



1.3 Assumption. As of the Closing Date, Buyer shall assume and undertake to pay, discharge, and perform the obligations and liabilities of Seller under the FCC Licenses insofar as they relate to the time on and after the Closing Date. Buyer shall not assume any other obligations or liabilities of Seller or the Station, and Seller shall remain liable for and pay and discharge such other obligations or liabilities.

1.4 FCC Licenses to be Conveyed to License Sub. Notwithstanding any provision herein to the contrary, at the Closing the Seller shall convey the FCC Licenses to License Sub, and License Sub shall perform all obligations under this Agreement with respect to the purchase of the FCC Licenses.

## SECTION 2. REPRESENTATIONS AND WARRANTIES OF SELLER

Seller represents and warrants to Buyer as follows:

2.1 Authorization and Binding Obligation. The execution, delivery, and performance of this Agreement by Seller has been duly authorized by all necessary actions on the part of Seller. This Agreement constitutes the legal, valid, and binding obligation of Seller, enforceable against Seller in accordance with its terms, except as the enforceability of this Agreement may be affected by bankruptcy, insolvency, or similar laws affecting creditors' rights generally and by judicial discretion in the enforcement of equitable remedies.

2.2 No Conflicts. Subject to obtaining the FCC Consent and the other consents listed on Schedule 2.2 (the "Consents"), the execution, delivery and performance by Seller of this Agreement will not conflict with (i) any law, judgment, order, or ruling of any court or governmental authority applicable to Seller or (ii) the terms of any agreement, instrument, license, or permit to which Seller is a party or by which Seller may be bound. There is no claim, legal action or other legal, administrative or tax proceeding, nor any order, decree or judgment, in progress or pending, or to the Seller's knowledge, threatened, against or relating to Seller or the Station.

2.3 FCC Licenses. The FCC Licenses and other authorizations listed in Schedule 1.1(a) have been validly issued and are in full force and effect, and the Seller is the authorized legal holder thereof. The FCC Licenses are the only licenses, permits or authorizations required by the FCC for the ownership or operation of the Station. Except as set forth on Schedule 1.1(a), (i) there is not pending or, to Seller's knowledge, threatened, any actions by or before the FCC to revoke, suspend, cancel, rescind or materially modify any of the FCC Licenses, (ii) there is not issued, pending or outstanding or, to Seller's knowledge, threatened, by or before the FCC, any order to show cause, notice of violation, notice of apparent liability against the Station or Seller, and (iii) Seller has not received any written communication from the FCC indicating that Seller or the Station is in violation of any regulation or policy of the FCC. The FCC Licenses are not subject to any restriction or condition that would limit Buyer's ability to operate the Station, except for such restrictions or conditions that appear on the face of the FCC Licenses. To Seller's knowledge, no application has been filed with the FCC that could reasonably be expected to cause the displacement or adverse modification of the Station. Seller is not aware of any reason that is reasonably likely to result in the FCC Licenses not being renewed in the ordinary course for a full term without materially adverse limitations or qualifications. The Seller is in compliance in all material respects with the FCC Licenses and all federal, state and local laws applicable to the ownership or operation of the Station. Without

447

limiting the generality of the foregoing, Seller has fulfilled all FCC requirements required to maintain the Class A status of the Station.

2.4 Tangible Personal Property. Seller has good title to each item of tangible personal property listed on Schedule 1.1(b), and such property has been maintained in all material respects in a manner consistent with generally accepted standards of good engineering practice and is in good operating condition and repair, reasonable wear and tear excepted.

2.5 Environmental Matters. Seller's operation of the Station and Assets is in compliance in all material respects with all laws, rules and regulations of all federal, state and local governments concerning the environment.

### SECTION 3. REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer represents and warrants to Seller as follows:

3.1 Authorization and Binding Obligation. The execution, delivery, and performance of this Agreement by Buyer have been duly authorized by all necessary actions on the part of Buyer. This Agreement constitutes the legal, valid, and binding obligation of Buyer, enforceable against Buyer in accordance with its terms, except as the enforceability of this Agreement may be affected by bankruptcy, insolvency, or similar laws affecting creditors' rights generally and by judicial discretion in the enforcement of equitable remedies.

3.2 No Conflicts. Subject to obtaining the FCC Consent, the execution, delivery and performance by Buyer of this Agreement will not conflict with (i) any law, judgment, order, or ruling of any court or governmental authority applicable to Buyer or (ii) the terms of any agreement, instrument, license, or permit to which Buyer is a party or by which Buyer may be bound.

3.2 FCC Qualifications. Buyer is, and as of the Closing will be, legally, financially, and otherwise qualified under FCC rules, regulations and policies to acquire and to hold the FCC Licenses.

### SECTION 4. COVENANTS PRIOR TO CLOSING

From the date hereof until the Closing:

4.1 Generally. Seller shall operate the Station in all material respects in the ordinary course of business. Seller shall not cause or permit, by any act or failure to act, the FCC Licenses to expire or to be revoked, suspended, or modified in any material manner or take any action that could cause the FCC to institute proceedings for the suspension, revocation, or modification of the FCC Licenses. Seller shall not waive any right relating to the Assets or Station.

4.2 Compliance with Laws. Seller shall comply in all material respects with all federal, state and local laws applicable to the ownership or operation of the Assets or Station.

4.3 Maintenance of Assets. Seller shall maintain the Assets in all material respects in good condition (ordinary wear and tear excepted). Seller shall not sell or otherwise dispose of the Assets, except in connection with the acquisition of replacement property of equivalent kind

and value. Seller shall maintain the existing insurance policies on the Station and the Assets through the Closing Date.

4.4 Consents. Seller shall use commercially reasonable efforts to obtain the Consents without any adverse change in the terms or conditions of any contract which is being assumed by Buyer (the "Assumed Contracts"). Seller shall not amend any Assumed Contract or enter into any contract or commitment relating to the Assets or the Station that will be binding on Buyer after Closing.

4.5 Risk of Loss. The risk of any loss, damage, impairment, confiscation, or condemnation of any of the Assets from any cause shall be borne by Seller at all times prior to the Closing.

4.6 Access. Seller shall give Buyer and its authorized representatives access, during normal business hours and with reasonable prior notice, to the Assets for the purpose of audit and inspection, so long as such audit and inspection do not unreasonably interfere with the business and operations of the Station.

4.7 Cooperation. Buyer and Seller shall cooperate fully with each other and their respective counsel and accountants in connection with any actions required to be taken as part of their respective obligations under this Agreement, and Buyer and Seller shall take such further actions and execute such other documents as may be necessary and desirable to effectuate the implementation and consummation of this Agreement. Neither Seller nor Buyer shall take any action that is inconsistent with their respective obligations under this Agreement or that could hinder or delay the consummation of the transactions contemplated by this Agreement.

4.8 Modification Application. Upon Buyer's written request, Seller shall promptly provide Buyer with written consent to Buyer's submission, at Buyer's sole cost, of application(s) to the FCC for modification of any of the FCC Licenses. Buyer shall request that any application filed pursuant to the previous sentence shall be contingent upon the FCC's grant of the Assignment Application.

4.9 Local Marketing Agreement. If the FCC Consent (as defined in Section 5.1) has not been received by June 1, 2012, at Buyer's election, the parties shall negotiate in good faith a local marketing agreement ("LMA") containing industry standard terms and conditions by which Buyer would deliver to Seller, and Seller would broadcast on the Station, up to 168 hours per week of program content through the Closing with no additional consideration payable by Buyer or Seller, except that Buyer shall reimburse Seller for the Station's operating expenses during the term of the LMA.

## SECTION 5. FCC CONSENT

5.1 Application. The assignment of the FCC Licenses from Seller to Buyer shall be subject to the prior consent of the FCC (the "FCC Consent"). Seller and Buyer shall file an application for the FCC Consent (the "Assignment Application") within three (3) business days following execution of this Agreement by Buyer and Seller, but in no event later than April ☐, 2012. The parties shall prosecute the Assignment Application with all reasonable diligence and otherwise use their reasonable efforts to obtain a grant of the Assignment Application as expeditiously as practicable. Buyer shall pay the filing fee required for the Assignment

Application. If the Closing does not occur within the effective period of the FCC Consent, and neither party shall have terminated this Agreement under Section 8, the parties shall jointly request an extension of the effective period of the FCC Consent. No extension of the FCC Consent shall limit the exercise by either party of its rights under Section 8.

5.2 Conditions. Each party agrees to comply at its expense with any condition imposed on it by the FCC Consent, except that no party shall be required to comply with a condition if (i) the condition was imposed on it as the result of a circumstance the existence of which does not constitute a breach by such party of any of its representations, warranties, or covenants under this Agreement, and (ii) compliance with the condition would have a material adverse effect upon such party.

## **SECTION 6. CONDITIONS TO OBLIGATIONS OF BUYER AND SELLER AT CLOSING**

6.1 Conditions to Obligations of Buyer. Unless waived by Buyer in writing, all obligations of Buyer at the Closing are subject to the fulfillment by Seller prior to or on the Closing Date of each of the following conditions:

(a) Representations and Warranties. All representations and warranties of Seller contained in this Agreement shall be true and complete in all material respects at and as of the Closing Date as though made at and as of that time.

(b) Covenants and Conditions. Seller shall have performed and complied with in all material respects all covenants, agreements and conditions required by this Agreement to be performed or complied with by Seller prior to or on the Closing Date.

(c) Consents. The FCC Consent shall have been granted without the imposition on Buyer of any conditions that need not be complied with by Buyer under Section 5.2, and Seller shall have complied with any conditions imposed on it by the FCC Consent that need be complied with by Seller under Section 5.2. Seller shall have obtained and delivered to Buyer the consents listed on Schedule 2.2 without any adverse change in the terms or conditions of any Assumed Contract.

(d) FCC Licenses. There shall not have been any termination, suspension or adverse modification of the FCC Licenses. No proceeding shall be pending the effect of which could be to revoke, cancel, fail to renew, suspend, or modify adversely the FCC Licenses.

(e) Material Adverse Change. There shall not have occurred a loss or impairment of the Assets that has had or could reasonably be expected to have a material adverse effect on the business or operation of the Station.

(f) Deliveries. Seller shall stand ready to deliver to Buyer on the Closing Date duly executed assignment agreements pursuant to which Seller shall convey to Buyer the Assets in accordance with the terms of this Agreement and such other certificates and similar documents requested by Buyer that are reasonably required to evidence and confirm Seller's performance of its obligations under, and the sale of the Assets in accordance with, this Agreement.

(g) No Order. There shall be no order, decree or judgment of any court, arbitrator, agency or governmental authority that enjoins the sale of the Assets to Buyer.

6.2 Conditions to Obligations of Seller. Unless waived in writing by Seller, all obligations of Seller at the Closing are subject to the fulfillment by Buyer prior to or on the Closing Date of each of the following conditions:

(a) Representations and Warranties. All representations and warranties of Buyer contained in this Agreement shall be true and complete in all material respects at and as of the Closing Date as though made at and as of that time.

(b) Covenants and Conditions. Buyer shall have performed and complied with in all material respects all covenants, agreements and conditions required by this Agreement to be performed or complied with by Buyer prior to or on the Closing Date.

(c) FCC Consent. The FCC Consent shall have been granted without the imposition on Seller of any material conditions that need not be complied with by Seller under Section 5.2 hereof, and Buyer shall have complied with any conditions imposed on it by the FCC Consent that need be complied with by Buyer under Section 5.2 hereof.

(d) Deliveries. Buyer shall stand ready to deliver to Seller on the Closing Date the Purchase Price and a duly executed assumption agreement pursuant to which Buyer shall assume the obligations described in Section 1.3 and such other certificates and similar documents requested by Seller that are reasonably required to evidence and confirm Buyer's performance of its obligations under this Agreement.

(e) No Order. There shall be no order, decree or judgment of any court, arbitrator, agency or governmental authority that enjoins the sale of the Assets to Buyer.

## SECTION 7. CLOSING

Subject to the satisfaction or waiver of the conditions of Closing set forth in Sections 6.1 and 6.2, the Closing shall take place on a date set by Buyer on no less than two (2) business days' notice to Seller that is (i) not earlier than the third (3<sup>rd</sup>) business day after the FCC Consent is granted, and (ii) not later than the fifth (5<sup>th</sup>) business day after the FCC Consent is granted; provided, that if Buyer fails to provide such notice to Seller, the Closing shall take place on the fifth (5<sup>th</sup>) business day after the FCC Consent is granted. The Closing shall be held by the execution and delivery of the documents contemplated hereby by mail, facsimile or electronic transmission in PDF format.

## SECTION 8. TERMINATION

8.1 Termination by Seller. This Agreement may be terminated by Seller and the purchase and sale of the Assets abandoned, upon written notice to Buyer, upon the occurrence of any of the following:

(a) Judgments. If there shall be in effect on the date that would otherwise be the Closing Date any judgment, decree, or order, not caused by Seller that would prevent or make unlawful the Closing.

(b) Conditions. If, on the date that would otherwise be the Closing Date, any of the conditions precedent to the obligations of Seller set forth in this Agreement have not been satisfied by Buyer or waived in writing by Seller.

(c) Breach. Without limiting Seller's rights under any other clause hereof, if Buyer has failed to cure any material breach of any of its representations, warranties or covenants under this Agreement within ten (10) days after Buyer has received written notice of such breach from Seller.

(d) Upset Date. If the Closing shall not have occurred by April 30, 2013 (the "Upset Date").

8.2 Termination by Buyer. This Agreement may be terminated by Buyer and the purchase and sale of the Assets abandoned, upon written notice to Seller, upon the occurrence of any of the following:

(a) Judgments. If there shall be in effect on the date that would otherwise be the Closing Date any judgment, decree, or order, not caused by Buyer, that would prevent or make unlawful the Closing.

(b) Conditions. If, on the date that would otherwise be the Closing Date, any of the conditions precedent to the obligations of Buyer set forth in this Agreement have not been satisfied by Seller or waived in writing by Buyer.

(c) Breach. Without limiting Buyer's rights under any other clause hereof, if Seller has failed to cure any material breach of any of its representations, warranties or covenants under this Agreement within ten (10) days after Seller has received written notice of such breach from Buyer.

(d) Upset Date. If the Closing shall not have occurred by the Upset Date.

8.3 Rights on Termination. Concurrently with the execution and delivery of this Agreement, Buyer has paid to Seller by federal wire transfer of immediately available funds the sum of Thirty Three Thousand Dollars (\$33,000) as an advance toward the payment of the Purchase Price (the "Advance"). If this Agreement is terminated by Seller in accordance with Section 8.1(c), the Advance shall be retained by Seller as liquidated damages and the exclusive remedy for any and all damages suffered by Seller as a result of Buyer's material breach of this Agreement, regardless of the nature of such breach. Seller and Buyer agree that Seller's actual damages would be difficult to ascertain and that the amount of the Advance is a fair and equitable amount to reimburse Seller for damages sustained due to Buyer's material breach of this Agreement. If this Agreement is terminated for any other reason, Seller shall immediately return the Advance to Buyer. If this Agreement is terminated pursuant to Section 8.1 or 8.2 and neither party is in material breach of any provision of this Agreement, the parties hereto shall not have any further liability to each other with respect to the purchase and sale of the Assets.

## SECTION 9. MISCELLANEOUS.

9.1 Representations and Warranties. All representations and warranties in this Agreement shall be continuing representations and warranties and shall survive the closing for a

period of one year, and any claim for a breach of a representation or warranty must be brought prior to the expiration of such one-year period. Any investigation by or on behalf of a party hereto shall not constitute a waiver as to enforcement of any representation, warranty or covenant contained in this Agreement. No notice or information delivered by Seller shall affect Buyer's right to rely on any representation or warranty made by Seller or relieve Seller of any obligations under this Agreement as the result of a breach of any of its representations and warranties. The covenants and agreements in this Agreement to be performed after the Closing shall survive the Closing until fully performed.

9.2 Specific Performance. If Seller breaches 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.

9.3 Time is of the Essence. Time is of the essence with respect to each party's performance of its obligations hereunder.

9.4 Attorneys' Fees. In the event of a default by either party which results in a lawsuit or other proceeding for any remedy available under this Agreement, the prevailing party shall be entitled to reimbursement from the other party of its reasonable legal fees and expenses.

9.5 Fees and Expenses. Buyer and Seller shall each pay one-half of any federal, state, or local sales or transfer tax arising in connection with the conveyance of the Assets by Seller to Buyer pursuant to this Agreement. Except as otherwise provided in this Agreement, each party shall pay its own expenses incurred in connection with the authorization, preparation, execution, and performance of this Agreement, including all fees and expenses of counsel, accountants, agents, and representatives, and each party shall be responsible for all fees or commissions payable to any finder, broker, advisor, or similar person retained by or on behalf of such party.

9.5 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 overnight 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 overnight delivery service or on the return receipt, and (d) addressed as follows:

If to Seller:

Jones Broadcasting, LLC  
123 E. Court Street  
Woodstock, Va. 22664

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

Putbrese Hunsaker & Trent, P.C.  
200 South Church Street  
Woodstock, Virginia 22664  
Attn: John Trent

If to Buyer:

Gray Television Group, Inc.  
4370 Peachtree Road, NE  
Atlanta, GA 30319

Attn: General Counsel  
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 9.5.

9.6 Entire Agreement; Amendment. This Agreement, the schedules hereto and all documents and certificates to be delivered pursuant hereto collectively represent the entire understanding and agreement between Buyer and Seller with respect to the subject matter hereof. This Agreement may be modified only by an agreement in writing executed by the parties. No waiver of compliance with any provision of this Agreement shall be effective unless evidenced by an instrument evidenced in writing and signed by the party consenting to such waiver.

9.7 Counterparts. This Agreement may be executed and delivered (including by facsimile transmission or electronic transmission in PDF format) 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, and shall become effective when each party hereto shall have delivered to it this Agreement duly executed by the other party hereto.

9.6 Governing Law; Venue. This Agreement shall be construed in a manner consistent with federal law and otherwise under and in accordance with the laws of the State of Georgia, without giving effect to the principles of conflicts of law. The parties unconditionally and irrevocably agree to submit to the exclusive jurisdiction of the U.S. federal and state courts of competent jurisdiction located within Fulton County, State of Georgia and any appellate court from any such court, for the resolution of any such claim or dispute.

9.8 Benefit and Binding Effect; Assignability. This Agreement shall inure to the benefit of and be binding upon Seller, Buyer and their respective heirs, successors, and permitted assigns. Neither Buyer nor Seller may assign this Agreement without the prior written consent of the other; provided, however, that, without the consent of Seller, Buyer may assign its rights under this Agreement, in whole or in part to any direct or indirect wholly-owned subsidiary of Buyer, provided, however, such assignment shall not release Buyer or License Sub from their obligations hereunder.

9.9 No Press Releases. Neither party shall publish any press release, make any other public announcement or otherwise communicate with any news media concerning this Agreement or the transactions contemplated hereby.

9.10 Neutral Construction. This Agreement was negotiated fairly between the parties at arms' length and the terms hereof are the product of the parties' negotiations. Each party has retained legal counsel of its own choosing with regard to the contents of this Agreement and the rights and obligations affected hereby. This Agreement shall be deemed to have been jointly and equally drafted by the parties, and the provisions of this Agreement shall not be construed against a party on the grounds that such party drafted or was more responsible for drafting such provisions.

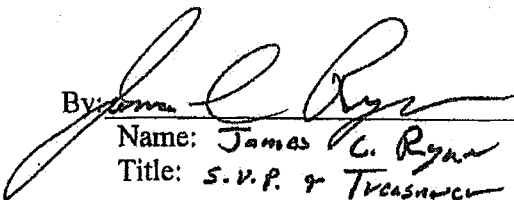
[Signatures on Following Page]



IN WITNESS WHEREOF, the parties have duly executed this Asset Purchase Agreement as of the day and year first above written.

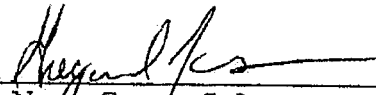
BUYER:

Gray Television Group, Inc.

By:   
Name: James C. Ryan  
Title: S.V.P. & Treasurer

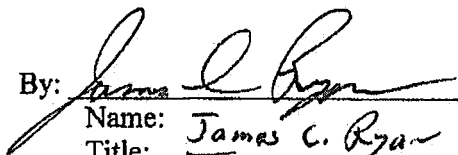
SELLER:

Jones Broadcasting, LLC

By:   
Name: Gregory S. Jones  
Title: President

LICENSE SUB<sup>1</sup>:

Gray Television Licensee, LLC

By:   
Name: James C. Ryan  
Title: Treasurer

<sup>1</sup> License Sub joins the Agreement solely with respect to its rights and obligations pursuant to Section 1.4.

## **LIST OF SCHEDULES**

Schedule 1.1(a)	FCC Licenses
Schedule 1.1(b)	Tangible Personal Property to be Conveyed
Schedule 2.2	Consents

MP1

SCHEDULE 1.1(a)

FCC LICENSES

<u>Call Sign</u>	<u>Licensee</u>	<u>Class of Stations Or File Number</u>	<u>Channel</u>	<u>Expiration Date</u>
WAZM-CA	Jones Broadcasting, LLC	Class A Television	25	10/01/2012
WAZM-LD	Jones Broadcasting, LLC	BDCCDTL- 20061030AAA	43	08/13/2011

*AM*

SCHEDULE 1.1(b)

**TANGIBLE PERSONAL PROPERTY TO BE CONVEYED**

[illegible]

441

SCHEDULE 2.2

CONSENTS

None

AP-7