

EXHIBIT "B"

LEASES AND AGREEMENTS BEING ASSIGNED TO BUYER BY SELLER AND BEING  
ASSUMED BY BUYER

1. Surface Lease Agreement executed by Lessor on January 10, 1996, as extended by renewal, said Lease by and between Patterson State Bank, et al, as Lessor, and Investors Broadcasting Group, Inc. (now held by Seller by assignment), as Lessee.
2. Radio Tower Lease Agreement effective September 4, 2002, said Agreement by and between FM Radio, L.C., as Lessor, and Property Investments, Inc., as Lessee.