

ASSET PURCHASE AGREEMENT

This ASSET PURCHASE AGREEMENT (this “**Agreement**”) is dated as of October 14, 2019, by and among (i) CROSS HILL COMMUNICATIONS, LLC, a New Hampshire limited liability company (“**Seller**”); and (ii) GRAY MEDIA GROUP, INC. (“**Buyer**”), and GRAY TELEVISION LICENSEE, LLC (“**License Sub**”).

RECITALS

WHEREAS, Seller owns and operates television broadcast Station known as WYCI(DT), Saranac Lake, New York (FCC Facility ID No. 77515) (the “**Station**”) pursuant to certain authorizations (the “**FCC Licenses**”) issued by the United States Federal Communications Commission (the “**FCC**”) to Seller; 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, a wholly-owned subsidiary of Buyer.

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, and Buyer shall purchase and accept from Seller, on the date of the Closing (the “**Closing Date**”), free and clear of all debts, liens and encumbrances of any nature (“**Encumbrances**”), all of Seller’s right, title and interest in and to the “**Assets**” described in (a)-(d) below:

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

(b) the broadcast equipment and other tangible personal property listed on Schedule 1.1(b);

(c) the contracts listed on Schedule 1.1(c) (the “**Assigned Contracts**”), including all lease(s) of real property (the “**Real Property Leases**”), as more fully described in Schedule 1.1(c) as to which Seller is the lessee (the real property demised by a Real Property Lease being called, the “**Leased Real Property**”), together with all buildings, structures, facilities, fixtures and other improvements (“**Improvements**”) thereon included in the Leased Real Property; and

(e) all accounts receivable, notes receivable and other monies due to Seller for sales and deliveries of goods, performance of services, sale of advertisements, broadcast time and programming and other business transactions related to the Station attributable to the period prior to Closing (the “**Accounts Receivable**”).

For the avoidance of doubt, the Assets shall not include any other assets, leases or contracts of Seller, including, without limitation, any Real Property Leases entered into after the date hereof, without Buyer’s written consent.

1.2 Purchase Price. The purchase price for the Assets shall be One Million One Hundred Thousand Dollars (\$1,100,000.00) (the “**Purchase Price**”), paid to Seller as follows:

(a) Advance. Within one (1) business day of the execution of this Agreement, Buyer shall deliver to Seller by wire transfer of same day Federal funds, pursuant to wire instructions provided by Seller, Seventy-Five Thousand Dollars (\$75,000.00) (the “**Advance**”), which shall be applied against the Purchase Price at Closing.

(b) Prorations and Adjustments.

(i) The parties shall prorate all expenses arising out of the operation of the respective Station which are incurred, accrued or payable, as of 11:59 p.m. local time on the day preceding the Closing. The items to be prorated shall include, but not be limited to, FCC regulatory fees, personal property taxes upon the basis of the most recent tax bills and information available, security deposits, and similar prepaid and deferred items. The prorations shall, insofar as feasible, be determined and paid on the Closing Date, with final settlement and payment to be made within sixty (60) days 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.

(ii) The Purchase Price shall be increased by the net book value of the Accounts Receivable (which net book value (the “**Net Book Value**”) shall include a customary reserve for doubtful accounts and be less agency, buying service or other sales commissions), which amount shall be determined as of 11:59 p.m. local time on the day preceding the Closing. Seller and Buyer shall cooperate and use commercially reasonable efforts to agree upon the Net Book Value prior to the Closing, with final settlement and payment to be made within sixty (60) days after the Closing Date.

(c) At the Closing. At the Closing, Buyer shall pay to Seller One Million Twenty-Five Thousand and 00/100 Dollars (\$1,025,000.00), as adjusted pursuant to Section 2(b) hereof, by wire transfer of same day Federal funds pursuant to wire instructions that Seller shall deliver to Buyer at least two (2) business days prior to the Closing Date.

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 and the Assigned Contracts solely to the extent they relate to the period on and after the Closing Date; provided, however, that any obligations related to the Accounts Receivables (such as taxes and

commissions to salespersons) due and payable on or after the Closing Date shall be the obligation of the Buyer regardless of the period in which such obligations arose to the extent, with respect to such commissions, Buyer received a deduction with respect to such agency, buying service or other sales commissions as part of the calculation of the Net Book Value. 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 assumption 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 have 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, including, without limitation the Assigned Contracts. 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 any 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 has not issued to Seller any other licenses, permits or other authorizations, and the FCC Licenses are the only licenses, permits or authorizations required by the FCC for the ownership or operation of the Station as operated on the date hereof. 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 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, or 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 limits Seller'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 reasonably believes it 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. Seller is qualified under the Communications Act of 1934, as amended, and the rules and regulations of the FCC to assign the FCC Licenses to License Sub. To Seller's knowledge, there is no fact or circumstance relating to Seller or the Station that would cause the FCC to deny the FCC Application.

2.4 Tangible Personal Property. All tangible personal property listed on Schedule 1.1(b) is (i) in good operating condition and repair, subject to normal wear and tear, for its current use, and available for use, in the operation of the Station and the conduct of the Station as presently conducted, and (ii) maintained in compliance with good industry practice and all applicable FCC rules and policies. Seller has good title to each item of tangible personal property listed on Schedule 1.1(b) free and clear of any Encumbrances.

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. To Seller's knowledge, no conditions, circumstances or activities have existed or currently exist on or in regard to, and Seller has not engaged in any activities with respect to, the tangible personal property listed on Schedule 1.1(b) that could reasonably be expected to give rise to any liability under any Environmental Law. For purposes hereof, "**Environmental Law**" means any and all federal, state or local laws (including common law), statutes, rules, regulations, codes, policies, ordinances, orders, injunctions and directives: (a) related to releases or threatened releases of any Hazardous Substance; (b) governing the use, treatment, storage, disposal, transport or handling of any Hazardous Substance; or (c) related to the protection of the environment, occupational safety and human health; and "**Hazardous Substance**" means compound, mixture, hazardous substance, hazardous waste, noise, radiation, mold, petroleum, petroleum by-products, polychlorinated biphenyls, other chemicals, materials, substances or wastes or other pollutant or contaminant which are currently defined, listed, classified, prohibited or regulated as "hazardous substances," "hazardous materials," "hazardous wastes," "extremely hazardous wastes," "restricted hazardous wastes," "toxic substances," "toxic pollutants," "toxic air pollutants," "hazardous air pollutants," "pollutants," or "contaminants" under any Environmental Law.

2.6 Assigned Contracts. Each of the Assigned Contracts is in full force and effect and constitutes the legal and binding obligation of, and is legally enforceable against, Seller in accordance with its terms, and to the knowledge of Seller, constitutes the legal and binding obligation of, and is legally enforceable against, each of the other parties thereto (subject to bankruptcy, insolvency, reorganization or other similar laws relating to or affecting the enforcement of creditors' rights generally). No default (or event, which with the lapse of time or giving of a notice or both would constitute a default) on the part of Seller and, to the knowledge of Seller, any other party thereto, exists under any Assigned Contract, and Seller has not received any written notice thereof or that any party to any Assigned Contract, intends to cancel, terminate or materially adversely modify or amend, any such Assigned Contract. Seller has made available to Buyer prior to the date of this Agreement true and complete copies of all written Assigned

Contracts (and a written summary of the material terms of any oral Assigned Contracts), including all amendments, modifications and supplements thereto.

2.7 Signal Carriage. Schedule 2.7 is an accurate and complete list in all material respects of each cable system, direct broadcast satellite, and other multichannel video programming distributor (each an “MVPD”) that carries the Station’s signal. Seller has duly and validly elected either retransmission consent or must carry, either affirmatively or by operation of law, with respect to the Station and each MVPD that provides service within the Station’s DMA. Except as specified on Schedule 2.7, no MVPD has provided written notice to Seller of any signal quality issue or sought relief from carriage of the Station. Seller has not received written notice of any MVPD’s intention to delete the Station’s signal from carriage or to change its channel position on such MVPD’s system. Seller has no petition pending before the FCC to extend or reduce Station’s market for cable carriage purposes.

2.8 Leased Real Property. Seller has good leasehold title to its interests in the Leased Real Property, free and clear of all Encumbrances. All Improvements located on the Leased Real Property (i) are in adequate condition and repair (ordinary wear and tear excepted), and (ii) are adequate to operate in all material respects the Station as presently operated by Seller. With respect to the Leased Real Property, Seller is in peaceable possession under each such Real Property Lease to which it is a party. To Seller’s knowledge, all of the Leased Real Property has access to public roads or streets, and all utilities and services necessary for the proper and lawful conduct in all material respects and operation of the Station as now conducted by Seller. There do not exist any actual or threatened condemnation or eminent domain proceedings, planned public improvements, annexation, special assessments, zoning or subdivision changes, or other adverse claims affecting any of the Leased Real Property, and, within the last two (2) years, Seller has not received any written notice of the intention of any governmental authority or other person to take or use all or any part thereof. Except as set forth on Schedule 2.8: (i) there is no private restrictive covenant or governmental use restriction (including zoning) on all or any portion of the Leased Real Property that prohibits or materially interferes with the current use by Seller of the Leased Real Property; and (ii) all material permits required for the occupancy and operation of Leased Real Property as presently being used by Seller have been obtained and are in full force and effect in all material respects, and, as of the date hereof, Seller has not received any notices of material default or material violations in connection with such items.

2.9 Brokers. Seller has not engaged any agent, broker or other person acting pursuant to Seller’s authority which is or may be entitled to a commission or broker or finder’s fee in connection with the transaction contemplated by this Agreement or otherwise with respect to the sale of the Assets to Buyer and License Sub.

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. Subject to obtaining the Ownership Waiver, 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. Other than the Ownership Waiver, to Buyer's knowledge, there is no fact or circumstance relating to Buyer that would cause the FCC to deny the Assignment Application.

3.3 Brokers. Buyer has not engaged any agent, broker or other person acting pursuant to Buyer's authority which is or may be entitled to a commission or broker or finder's fee in connection with the transaction contemplated by this Agreement or otherwise with respect to the sale of the Assets to Buyer and License Sub.

SECTION 4. COVENANTS PRIOR TO CLOSING

From the date hereof until the Closing:

4.1 Generally. Except as contemplated by Schedule 4.1, Seller shall operate the Station in all material respects as operated on the date hereof. 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 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 Assigned Contracts. Seller shall not amend any Assigned Contracts 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 Employee Matter. Buyer shall offer employment in accordance with the provisions of this Section 4.8 and Schedule 4.8 to the employee of the Station listed on Schedule 4.8 effective as of the Closing (provided such employee is employed by Seller as of such date). Buyer's offer of employment to such employee shall be at-will. Nothing shall prohibit Buyer from terminating the employment of any such employee at any time after the Closing or changing any of the terms and conditions of employment related to such employee at any time.

SECTION 5. FCC CONSENT

5.1 FCC Application; Ownership Waiver; and Facility Modification Application.

(a) 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 prepare and file an application for the FCC Consent (the "**Assignment Application**") within seven (7) business days following execution of this Agreement by Buyer and Seller. 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 and Seller shall each pay one-half of the filing fee required for the Assignment Application. Buyer and Seller each shall oppose any petitions to deny or other objections filed against the Assignment Application to the extent such petition or objection relates to such party.

(b) Buyer and Seller acknowledge that under the rules and policies of the FCC in effect as of the date of this Agreement, a waiver of the FCC's local television ownership rule may be necessary to obtain the FCC Consent to Buyer's assumption of the FCC Licenses for the Station (the "**Ownership Waiver**") as a result of Buyer's ownership of WCAX-TV, Burlington, Vermont. Buyer shall pay all costs incurred in the preparation of the request for the Ownership Waiver. Seller and Buyer shall cooperate fully in the preparation of the Ownership Waiver request and shall promptly respond to requests from the FCC to provide information concerning the Ownership Waiver or the Assignment Application.

(c) 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 authority to construct modified technical facilities for the Station (the "**Facility Modification Application**"). To the extent permitted by the FCC's filing systems, Buyer shall file any such

Facility Modification Application in its own name, and, if not so permitted, Seller shall file such Facility Modification Application contingent on the Closing. It is expressly understood and acknowledged that any Facility Modification Application filed by Buyer or Seller shall be at Buyer's sole cost and be contingent upon the FCC's consent to the assignment of the FCC Licenses.

(c) 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's television operations in the Station's DMA.

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 and designated as a "Consent Required for Closing" and without any adverse change in the terms or conditions of any Assigned Contracts.

(d) FCC Licenses. There shall not have been any termination, suspension or adverse modification of 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 as operated on the date hereof.

(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, including, without limitation, an IRS Form W-9.

(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.

6.3 Fulfillment of Conditions. Seller will use commercially reasonable efforts to satisfy each of the conditions for Closing of Buyer set forth in Section 6.1, and Buyer will use commercially reasonable efforts to satisfy each of the conditions for Closing of Seller set forth in Section 6.2, and each of Seller and Buyer shall use commercially reasonable efforts to take or cause to be taken all action necessary or desirable in order to consummate the transactions contemplated by this Agreement as promptly as is practicable.

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 business days'

notice to Seller that is (i) not earlier than the third business day after the FCC Consent is granted, and (ii) not later than the fifth 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 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, Seller is not in material breach of any of its representations, warranties or covenants hereunder and 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 Seller is not in material breach of any of its representations, warranties or covenants hereunder and 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 September 15, 2020 (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. Subject to the requirements of Section 8.3(b), if, on the date that would otherwise be the Closing Date, Buyer is not in material breach of any of its representations, warranties or covenants hereunder and 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 Buyer is not in material breach of any of its representations, warranties or covenants hereunder and 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. 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. If this Agreement is terminated pursuant to Section 8.1 or 8.2 and either party is in material breach of any provision of this Agreement, the other party shall have the rights and remedies available at law or equity. In addition, if this Agreement is terminated pursuant to Sections 8.1(a), 8.1(b), 8.1(c) or 8.2, Buyer shall also be entitled to refund from Seller of the Advance, which Seller shall remit to Buyer within thirty (30) days of the written notice of termination.

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.

9.6 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, to:

Cross Hill Communications, LLC
31 Pleasant Street
Claremont, NH 03431
Attention: Gregory Uhrin
Facsimile: (603) 504-6692
Email: yankeecom@comcast.net

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

Fletcher, Heald & Hildreth, PLC
1300 North 17th Street, 11th Floor,
Arlington, VA 22209
Attention: Davina S. Sashkin, Esq.
Facsimile: (703) 812-0486
Email: sashkin@fhhlaw.com

if to Buyer, to:

Gray Media Group, Inc.
4370 Peachtree Rd NE
Atlanta, GA, 30319
Attn: General Counsel
Telephone: (404) 504-9828
Facsimile: (202) 747-7791
Email:

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

Cooley LLP
1299 Pennsylvania Avenue, NW Suite 700
Washington, DC 20004
Attn: John R. Feore
Facsimile: (202) 776-2786
Email: jfeore@cooley.com

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 9.6.

9.7 Entire Agreement; Amendment. The schedules hereto are hereby incorporated into this Agreement. 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.

9.8 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.

9.9 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

Delaware, 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 the State of Delaware and any appellate court from any such court, for the resolution of any such claim or dispute.

9.10 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, as long as it does not delay the grant of the Assignment Application, provided, however, such assignment shall not release Buyer or License Sub from their obligations hereunder.

9.11 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, without the prior written consent of the other party.

9.12 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.


CROSS HILL COMMUNICATIONS, LLC


By: _____
Name: Gregory Uhrin
Title: Manager and Chief Operating Officer

GRAY MEDIA GROUP, INC.


By: _____
Name: Kevin P. Latek
Title: Executive Vice President and Secretary

LICENSE SUB¹:

GRAY TELEVISION LICENSEE, LLC


By: _____
Name: Kevin P. Latek
Title: Secretary

1 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
Schedule 1.1(c)	Assigned Contracts, including Leases
Schedule 2.2	Consents
Schedule 2.7	Signal Carriage
Schedule 2.8	Lease Property Matters
Schedule 4.1	Pre-Closing Operations
Schedule 4.8	Transferring Employee

Schedule 1.1(b)
Tangible Personal Property

See attached.

WYCI EQUIPMENT LIST

Device Name	Model #	SSN	#	Price Each	Total
Qvidium H.264 Encoder/Decoder w/ Error Correction, license, Qvidium HD Option for QVENC	QVENC	SN-QVENC1550000946	1	\$5,630.00	\$5,630.00
Qvidium H.264 SD Video Codec Encoder	QVSD	SN-QVSD1125000073	1	\$3,975.00	\$3,975.00
Qvidium Amino Aminet 140 w/license	QVAM140-ARQ	LC2514D0076302	2	\$1,399.00	\$2,798.00
Qvidium SD/HD/1080p Decoder (MetroCast Decoder)	QVDEC	QVDEC1546000673	1	\$3,019.00	\$3,019.00
DASDEC EAS	DASLPTVR		1	\$3,525.00	\$3,525.00
DRAKE Encoder/Mux Chassis	EH 24		1	\$1,694.00	\$1,694.00
DRAKE Encoding Module - Mpeg 2 SD_2 Channel	SDE-24		2	\$850.00	\$1,700.00
DRAKE Encoding Module - Mpeg 2 HD_1 Channel	HDE24		1	\$1,450.00	\$1,450.00
D2D Technologies ATSC Multiplexer	5020		1	\$2,450.00	\$2,450.00
Anywave Transmitter, UHF, Air Cooled w/ Exciter & (2) Hi-Eff PA (2.2kW UHF Channel 34)	TRN-5X-U-28-C		1	\$32,625.15	\$32,625.15
Band Pass Filter 6 Pole UHF	Included		1	\$0.00	\$0.00
MCI_UHF Broadband PANEL ANTENNA	Series 955000LP		1	\$6,000.00	\$6,000.00
SENCORE IRD_H&I	MRD-4400	7191685	1	\$3,000.00	\$3,000.00
SENCORE IRD_Decades	MRD-4400	7211178	1	\$3,000.00	\$3,000.00
Vigor Systems Pitchblue_My Net TV	Magnubox		1	\$0.00	\$0.00
DAWNco -4PC-5.5 Antenna, sat 3.7m AZel fixed	D37F48		1	\$3,000.00	\$3,000.00
DAWNco FEED-2C Feedhorn, C band 2-port stat, DAWNco C Band PLL LNB	CLNB20-PL02L		1	\$0.00	\$0.00

Total \$73,866.15