

MEMORANDUM OF LEASE

KNOW ALL MEN BY THESE PRESENTS: that Community Media, Inc., a Wyoming corporation, ("Lessor") and KWYO-AM, LLC, a Wyoming limited partnership, ("Lessee") have executed a Lease Agreement dated the 5th day of June, 1997, wherein Lessor leases to Lessor Transmitter Space and Tower Space for the term of three years. *on Exhibit A.*

Said Lease Agreement contains all of the provisions, covenants and agreements of the parties thereto and reference is hereby made to said agreement for the contents thereof.

Dated this 5 day of June, 1997.

COMMUNITY MEDIA, INC.

By: W.F. Fore

KWYO-AM, LLC

David F. Palmerlee
By: David F. Palmerlee, Managing Partner

*by Kathleen McPhee
Attorney at Law*

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing was acknowledged before me this 5th day of June, 1997, by

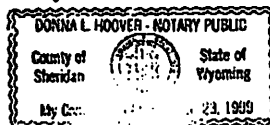
W.H. Lore

Witness my hand and official seal.

My commission expires:

STATE OF WYOMING)
) ss.
County of Sheridan)

DORNA L. HOOVER
Notary Public



The foregoing was acknowledged before me this 5th day of June, 1997, by

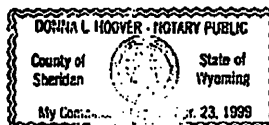
Kathleen McPhee

Witness my hand and official seal.

My commission expires:

cmi_uem.les

DORNA L. HOOVER
Notary Public



2007

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LAWYER

Township 55 North, Range 84 West, 6th P.M.
Sheridan County, Wyoming

Section 1: Commencing at the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1; thence West on the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 208.7 feet to a point, thence N. 1° 28' E., 516 feet to a point which is the Southwest corner of the Burnworth Tract, thence East 208.7 feet to a point which is the Southeast corner of the Burnworth Tract, thence N. 1° 28' E. 384 feet to a point on the South line of U. S. Highway No. 14, which is the Northeast corner of the Burnworth Tract, thence S. 63° 49' E. 368.5 feet to a point on the South line of said Highway, thence S. 61° 20' E. 108.2 feet to a point which is the original Pegump Tract Northeast corner, thence S. 5° 45' W. 688.7 feet to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section, which point is the Southeast corner of the original Pegump Tract, thence West 380 feet to the point of beginning. EXCEPTING a tract of land out of said Tract described as follows: Beginning at a point which is 172 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, thence N. 5° 45' E. 315 feet to a point, thence East 208 feet to a point, thence S. 5° 45' W. 315 feet to a point, and thence West 208 feet to the point of beginning.

to-wit: EXCEPTING therefrom the following described property,

A tract of land situate in the S $\frac{1}{4}$ NW $\frac{1}{4}$, Section 1, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 1, thence North 1° 29' East 512.3 feet to the point of beginning; thence North 1° 28' East 384 feet; thence South 63° 49' East 368.5 feet; thence South 61° 20' East 108.2 feet; thence South 5° 45' West 373.7 feet; thence North 63° 02' West 446.5 feet to the point of beginning.

Subject to an easement for road purposes across said lands being 40 foot in width and the center line of which is described as follows: Beginning at a point which is West 122.4 feet from the Southeast corner of the above tract; thence North 4° 38' East 193.1 feet; thence North 12° 01' East 235 feet to a point on the south right of way line of U. S. Highway 14.

SUBJECT to all recorded easements, reservations, rights of way and exceptions heretofore placed of record.