



December 11, 2023

Mr. Christian French
Chief Operating Officer
Regional News Network
800 Westchester Ave (Suite 640)
Rye Brook, NY 10573

Dear Mr. French:

This letter agreement, together with the exhibit attached hereto (collectively, this “**A&R Letter Agreement**”) is effective as of January 1, 2024 (the “**Effective Date**”) by and between RNN Boston License Co., LLC (“**Licensee**”), on behalf of itself and the over-the-air broadcast television station WWDP (TV) (the “**Station**”) and Comcast Cable Communications, LLC, on behalf of itself and one or more of its affiliated entities (“**Comcast**”) and amends and restates that certain Letter Agreement between Licensee, on behalf of itself and the Station, and Comcast dated as of October 15, 2018 (the “**2018 Letter Agreement**”). This A&R Letter Agreement memorializes the understanding regarding the retransmission of the over-the-air broadcast television signal of the Station (the “**Signal**”) by certain cable television or other multi-channel video programming distribution systems, as of the date hereof or hereafter owned and/or managed by Comcast that serve communities in and around the Boston (Manchester) Designated Market Area (the “**DMA**”) (such cable television or other multi-channel video programming distribution systems, the “**Systems**”).

1. The term of this A&R Letter Agreement shall commence on the Effective Date and shall continue through December 31, 2026 (the “**Initial Term**”), unless earlier terminated in accordance with the provisions of this A&R Letter Agreement. After the Initial Term, this A&R Letter Agreement will automatically renew for one (1) three (3) year renewal period (the “**Renewal Term**”), unless either party provides written notice to the other party of the terminating party’s election not to renew the A&R Letter Agreement prior to November 2, 2026. The Initial Term and the Renewal Term are collectively referred to herein as the “**Term**”. Either party may terminate this A&R Letter Agreement upon thirty (30) days prior written notice in the event of a material breach of the other party’s obligations, representations, or warranties hereunder that is not cured within such thirty (30) day period.
2. Pursuant to Section 325(b)(1) of the Communications Act of 1934, as amended, and the rules and regulations of the Federal Communications Commission (“**FCC**”), Licensee hereby grants to Comcast, and Comcast hereby accepts, the non-exclusive right and license during the Term to retransmit the Signal over the System(s) on a no-fee basis. Comcast shall carry the Signal pursuant to this A&R Letter Agreement and Licensee and Station hereby waive and agree to forego, and not to enforce, pursue, or establish any must-carry rights, where applicable, for the Station pursuant to 47 C.F.R. § 76.56 *et seq.* or any other statutes, rules, or regulations pursuant to which Licensee or Station may otherwise be entitled to enforce carriage of Signal on any System(s). During the Term, subject to this A&R Letter Agreement, Comcast shall retransmit the Station’s Primary Signal (as defined below) on each System that retransmits the Primary Signal as of the date hereof, as if the Station elected must-carry status for the 2024-2026 election cycle.

3. As of the date hereof, Comcast retransmits the Station's primary program transport stream, (together with associated program-related material) (the "**Primary Signal**") on each Existing System and Excluded DMA System identified on Attachment A in accordance with the 2018 Letter Agreement, which is scheduled to terminate on December 31, 2023. Comcast's carriage of the Station's Primary Signal is inclusive of the Systems (1) set forth in Section 1 of Attachment A, which are Systems that serve communities located in the DMA ("**Existing DMA Systems**"), and (2) set forth in Section 3 of Attachment A, which are Systems (i) serving communities located in the DMA and (ii) where the Station is subject to a series of existing FCC market modification orders pursuant to which the Station's must-carry rights are deleted in such cable communities located in the DMA ("**Excluded DMA Systems**"). Comcast's carriage of the Station's Primary Signal excludes Systems set forth in Section 2 of Attachment A, which are Systems (1) that serve communities located outside of the DMA, and (2) where the Station is subject to a series of existing FCC market modification orders pursuant to which the Station's must-carry rights are expanded to include such cable communities located outside of the DMA ("**OOM Systems**").

4. **Carriage:**

- a. **Excluded DMA Systems:** As of the date hereof, Comcast retransmits the Primary Signal on each Excluded DMA System identified on Attachment A and will retransmit the Primary Signal on each Excluded DMA System as if the Primary Signal is entitled to must-carry rights. The Primary Signal shall be retransmitted on each Excluded DMA System on a cable channel generally consistent with carriage of the Primary Signal on the Existing DMA Systems. With respect to Comcast's carriage of the Signal on the Excluded DMA Systems, (i) Comcast shall carry the Signal pursuant to this A&R Letter Agreement, and (ii) Licensee and Station hereby waive and agree to forego, and not to enforce, pursue, or establish (or re-establish) any must-carry rights, where applicable, for the Station pursuant to 47 C.F.R. § 76.56 *et seq.* or any other statutes, rules, or regulations pursuant to which Licensee or Station may otherwise be entitled to enforce carriage of Signal on any Excluded DMA System(s). For the avoidance of doubt, the delivery by Licensee of a good quality signal to the primary headend of any Excluded DMA System shall not be a condition precedent to Comcast's obligations under this Section 4(a).
- b. **OOM Systems:** In accordance with the 2018 Letter Agreement, Comcast ceased retransmission of the Signal over the OOM System(s). Accordingly, as of the date hereof, Comcast does not retransmit the Signal over any OOM System(s). During the Term, Licensee and Station hereby waive and agree to forego, and not to enforce, pursue, or establish, any must-carry rights for the Station on any OOM System(s) pursuant to 47 C.F.R. § 76.56 *et seq.* or any other statutes, rules, or regulations pursuant to which Licensee or Station may otherwise be entitled to enforce carriage of the Signal on any OOM System(s).
- c. **Channel Positioning:** Carriage of the Primary Signal on each System shall be, as applicable; (i) in standard-definition format on the cable channel in which the Primary Signal is retransmitted as of the date hereof (subject to conflicting must-carry rights of other broadcast television stations) on each such System; (ii) in high-definition format on a cable channel in the same neighborhood, on a non-discriminatory basis, as the primary

signals of the other local broadcast stations that Comcast retransmits on such System(s); and/or (iii) on a channel position mutually agreed upon in writing by the parties (and the parties acknowledge and agree that such channel positions listed in Attachment A are hereby deemed to be mutually agreed upon by the parties).

5. **Market Modifications:**

- a. During the Term, in accordance with this A&R Letter Agreement, for so long as there are no material changes to the Station (i.e., change in the Station's signal coverage), Comcast will not file any new market modifications with the FCC to delete the Station's must-carry rights for any cable communities located within, or outside, the DMA.
 - b. During the Term, in accordance with this A&R Letter Agreement, for so long as Comcast does not file any new market modifications with the FCC to delete the Station's must-carry rights for any cable communities located within, or outside, the DMA, License and Station shall not file any new market modifications with the FCC to expand or re-establish the Station's must-carry rights for any cable communities located within, or outside, the DMA.
 - c. Licensee and Station agree that in any future petitions before the FCC or other governing agency or body, not to use any Systems' retransmission of the Signal on any Excluded DMA Systems as an admission or acknowledgment by Comcast, Licensee, or Station that the Signal qualifies for must-carry status under FCC rules and regulations or that Station's programming is local to any of the particular cable communities served by any of the Excluded DMA Systems that carry, or will carry, the Signal pursuant to this A&R Letter Agreement. The conditions set forth under this section shall apply to Licensee and successive owners and managers of the Station (including without limitation purchasers, transferees and/or assignees of the Station). This Section 5 shall survive the Term of this A&R Letter Agreement.
 - d. Comcast agrees that in any future petitions before the FCC or other governing agency or body, not to use any OOM Systems cessation of carriage of the Signal and/or this A&R Letter Agreement to cease retransmission of the Signal on any OOM Systems, as an admission or acknowledgment by Comcast, Licensee, or Station that the Signal does not qualify for must-carry status under FCC rules and regulations or that Station's programming is not local to any of the particular cable communities served by any of the OOM Systems. The conditions set forth under this section shall apply to Comcast and successive owners and managers of the OOM Systems (including without limitation purchasers, transferees and/or assignees of the OOM Systems). This Section 5 shall survive the Term of this A&R Letter Agreement.
6. Comcast represents and warrants that (a) it has the authority to enter into this A&R Letter Agreement and to perform all of its obligations hereunder; and (b) the Systems are in material compliance with and will continue to materially comply with all applicable laws, rules and regulations relevant to Comcast's performance of this A&R Letter Agreement. Licensee represents and warrants that (a) it has the authority to enter into this A&R Letter Agreement and to perform all of its obligations hereunder; and (b) the Station and the Signal are in material compliance with and will continue to materially comply with all applicable laws, rules and regulations relevant to the Station's performance of this A&R Letter Agreement.

7. Indemnification: Both parties shall indemnify and forever hold harmless the other party and such party's parents, subsidiaries and related companies and each of the officers, directors, employees, agents, licensees and related companies thereof (the "**Indemnified Parties**") from and against any and all claims, losses, damages, costs and expenses (including reasonable attorneys' fees) ("**Claims**") arising out of any breach of any covenant, representation or warranty made hereunder by such parties. In addition, Licensee shall indemnify and hold harmless Comcast and Comcast's Indemnified Parties from and against any and all Claims arising out of the content of the Signal (including but not limited to allegations of libel, slander or defamation, violations of trademark, copyright, right of privacy or publicity, or literary or dramatic right of any person). This Section 7 shall survive the termination or expiration of this A&R Letter Agreement.
8. Nothing contained herein shall be deemed to create any relationship of partners or joint ventures as between Comcast, Station and Licensee with respect to this A&R Letter Agreement.
9. The invalidity or unenforceability of any provision of this A&R Letter Agreement shall not affect the validity of any other provision of this A&R Letter Agreement and, in the event of any such invalidity, this A&R Letter Agreement shall remain in effect and be construed as if the invalid provision were not contained herein.
10. This A&R Letter Agreement, and all collateral matters relating thereto, shall be governed by and construed under the law of the Commonwealth of Pennsylvania applicable to agreements fully made and performed therein and is subject to the Communications Act of 1934, as amended, and all applicable FCC rules and regulations. Any disputes or claims relating to this A&R Letter Agreement shall be adjudicated in Philadelphia, Pennsylvania, USA.
11. Neither party shall transfer or assign its rights or obligations hereunder to any other entity without the prior written consent of the other party, which consent shall not be unreasonably withheld, provided that either party shall, without consent, assign this A&R Letter Agreement to any entity controlling, controlled by or under common control with such party, or to any person or entity that acquires all or substantially all of such party's assets (or all or substantially all of the assets applicable to the Station or any System(s)).
12. Neither party shall be liable to the other (a) for any delay or failure to perform caused by factors beyond the party's control, such as an act of God, labor dispute, non-delivery by program suppliers, war, riot, technical breakdown, or government order or regulation, or (b) for incidental, consequential or special damages (including without limitation loss of profits or revenues) in connection with any suit or cause of action arising out of or related to a breach of this A&R Letter Agreement.
13. Any notices required by this A&R Letter Agreement shall be in writing by personal delivery, facsimile, or overnight delivery service to the address listed on the signature page.
14. Neither party nor its affiliates shall disclose to any third party any information with respect to the terms and provisions of this A&R Letter Agreement, any information contained in any data or report required or delivered hereunder, or any materials related thereto, except as may be required by law, a court or regulatory agency or to enforce a party's rights hereunder. Either party may disclose this A&R Letter Agreement to its counsel, bankers, accountants, investors or potential

investors, provided that they agree to be bound by the confidentiality obligations hereof. This Section 14 shall survive the termination or expiration of this A&R Letter Agreement.

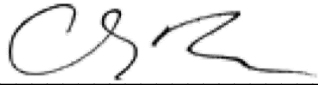
15. This A&R Letter Agreement constitutes the entire agreement and understanding between the parties with regard to the subject matter hereof, and supersedes all prior or contemporaneous oral or written agreements and representations between the parties with regard to such subject matter. This A&R Letter Agreement shall not be amended, modified, or altered except in writing and signed by the duly authorized representatives of the parties.

Please indicate your agreement with these terms by signing below.

Comcast Cable Communications, LLC

RNN Boston License Co., LLC

By: Drew Brayford

By: 

Title: SVP, Content Acquisition

Title: C.O.O.

Date: 12/13/2023

Date: 12.13.2023

Notice:

To Comcast: Comcast Cable Communications, LLC
One Comcast Center
1701 John F. Kennedy Boulevard
Philadelphia, PA 19103-2838
Attention: SVP, Content Acquisition
Attention: General Counsel

Facsimile: (215) 286-8148

Notice:

To Station: Regional News Network
800 Westchester Avenue, Suite 640
Rye Brook, New York 10573
Attention: Christian French

Facsimile: (914) 696-0275

Attachment A
Section 1 – Existing Systems

<u>System</u>	<u>State</u>	Primary Signal	
		<u>SD</u>	<u>HD</u>
		<i>Cable Ch. #</i>	
ARLINGTON	MA	24	818 & 1046
BEVERLY/LOWELL	MA	24	818 & 1046
BOSTON	MA	24	818 & 1046
BROCKTON	MA	24	818 & 1046
BROOKLINE	MA	24	818 & 1046
CAMBRIDGE	MA	24	818 & 1046
FOXBOROUGH	MA	24	818 & 1046
GREATER BOSTON NORTH	MA	24	818 & 1046
HAVERHILL	MA	24	818 & 1046
LAWRENCE	MA	24	818 & 1046
LOWELL	MA	24	818 & 1046
MALDEN	MA	24	818 & 1046
MARLBOROUGH	MA	24	818 & 1046
MASHPEE	MA	24	818 & 1046
MAYNARD	MA	24	818 & 1046
MIDDLEBOROUGH	MA	24	818 & 1046
MILFORD	MA	24	818 & 1046
NEEDHAM	MA	24	818 & 1046
NEWBURYPORT	MA	24	818 & 1046
PLYMOUTH	MA	81	718 & 1046
WARREN	MA	24	818 & 1046
WEYMOUTH	MA	24	818 & 1046
WINCHENDON	MA	24	818 & 1046
CENTRAL NH	NH	24	818 & 1046
CONCORD	NH	24	818 & 1046
DERRY	NH	24	818 & 1046
EXETER/ROCHESTER	NH	24	818 & 1046
HINSDALE	NH	24	718 & 1046
LONDONDERRY 860	NH	24	718 & 1046
NASHUA	NH	24	818 & 1046
WILMOT	NH	24	718 & 1046

Attachment A (Continued)

Section 2 – OOM Systems

<u>System</u>	<u>State</u>
New Bedford	MA

Section 3 – Excluded DMA Systems

<u>System</u>	<u>State</u>	Primary Signal	
		<u>SD</u>	<u>HD</u>
		<i>Cable Ch. #</i>	
AMESBURY	MA	24	718 & 1046
GLOUCESTER	MA	24	718 & 1046