This Instrument Was Prepared by and Record and Return to:

Cumulus Media Tower Co., LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg, Esq., General Counsel

Site Number: US-TN-5173
Commitment #: 32028667
Send Tax Statements to:
Cumulus Media Tower Co. LLC
750 Park of Commerce Dr.
Boca Raton FL 33487

Karen Johnson Davidson County
Batch# 502463 DEEDWARRSP
10/28/2020 11:27:30 AM 7 pgs
Fees: $38.00 Taxes: $694.86
20201028-0124941

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of Sept., 2020 between , CUMULUS BROADCASTING LLC, a Delaware limited liability company, formerly known as Cumulus Broadcasting, LLC, a Nevada limited liability company, successor by merger to Cumulus Broadcasting, Inc., a Nevada corporation, successor by virtue of merger from Phoenix of Hendersonville, Inc., a Tennessee corporation ("Grantor"), whose address is 3280 Peachtree Street, NW , Suite 2200 Atlanta, GA 30305, and CUMULUS MEDIA TOWER CO., LLC, a Delaware limited liability company ("Grantee"), whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its heirs and assigns forever, the following described land (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Tax Parcel No. 032 00 0 102.00

TOGETHER with all the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; Grantor has good, right, and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons whomsoever, subject, however, to any Permitted

Encumbrances (as defined in that certain Master Agreement dated as of August 7, 2020 among Cumulus Media New Holdings Inc., a Delaware limited liability company, Vertical Bridge REIT, LLC, a Delaware limited liability company, VB Nimbus, LLC, a Delaware limited liability company, and Grantee).

[Remainder of page intentionally left blank; signature page immediately following]

[*Grantor Signature Page to Warranty Deed*]

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed as of the date first written above.

"***Grantor***"

CUMULUS BROADCASTING LLC, a Delaware limited liability company, formerly known as Cumulus Broadcasting, LLC, a Nevada limited liability company successor by merger to Cumulus Broadcasting, Inc., a Nevada corporation, successor by virtue of merger from Phoenix of Hendersonville, Inc., a Tennessee corporation

By: Richard S. Denning

Name: Richard S. Denning

Title: EVP + GC

STATE OF Georgia

COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of Sept., 2020, by Richard S. Denning, the EVP + GC of Cumulus Broadcasting LLC, a Delaware limited liability company on behalf of the company and who is personally known to me or provided _____ .as identification.

Julie M. Kidd

Notary Public

Printed Name of Notary: Julie M. Kidd

Commission # _____

My Commission Expires: June 16, 2023

JULIE M KIDD
NOTARY
EXPIRES
GEORGIA
June 16, 2023
PUBLIC
DOUGLAS COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in the Tenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the North right-of-way of Campbell Road, same being the Southwest corner of the herein described property and the Southeast corner of the property owned by Lawrence Johnson, a record of which is recorded in Deed Book 4088, Page 277, R.O.D.C., thence leaving said right-of-way N 15° 59' E 41.94 feet to an iron pin, thence N 0° 31' W 220.00 feet to an iron pin, thence N 17° 55' W 113.86 feet to an iron pin, thence N 17° 28' E 224.28 feet to an iron pin, thence S 88° 12' E 360.29 feet to a p.k. nail, thence N 4° 38' E 122.00 feet to a point, thence N 41° 50' W 551.57 feet to an iron pin in a fence line, thence with said fence line N 38° 53' E 524.57 feet to an iron pin at a fence corner, thence with the fence line S 35° 23' E 311.64 feet to an iron pin at the intersection of two fences, thence S 19° 56' W 286.83 feet to a fence post at break in fence line, thence S 4° 38' W 439.26 feet to the intersection of two fences, thence with fence line N 88° 12' W 364.16 feet to an iron pin, thence with fence line S 17° 28' W 202.74 feet to an elm tree at break in fence line, thence S 17° 55' E. 110.54 feet to a fence post at break in fence line, thence S 0° 31' E 246.43 feet to an iron pin in the North right-of-way of Campbell Road, thence with the North right-of-way of said road along a curve to the left having a central angle of 3° 58' 46", a radius of 519.60 feet, a length of 36.09 feet, a tangent of 18.05 feet, a chord bearing of S 61° 39' W, and a chord length of 36.08 feet, to the point of beginning, containing 5.2 acres, more or less.

Also known as:

Land in the Tenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a found 1/2" rebar in the North right-of-way of Campbell Road, same being the Southwest corner of the herein described property and the Southeast corner of the property owned by Lawrence Johnson, a record of which is recorded in Deed Book 4088, Page 277, R.O.D.C., thence leaving said right-of-way N 17°37'14" E, a distance of 42.00' to a found 1/2" rebar;

Thence N 01°10'19" E, a distance of 219.78' to a found 1/2" rebar;

Thence N 16°16'05" W, a distance of 113.70' to a found 1/2" rebar;

Thence N 19°18'00" E, a distance of 224.21' to a found 1/2" rebar;

Thence S 86°32'27" E, a distance of 359.93' to a found nail and tag;

Thence N 06°15'37" E, a distance of 122.00' to a set iron rod;

Thence N 40°07'24" W, a distance of 552.03' to a found 1/2" rebar in a fence line,

Thence with said fence line N 40°36'37" E 524.75' to a found 1/2" rebar at a fence corner;

Thence with the fence line S 33°38'50" E, a distance of 311.64' to a set iron rod at the intersection of two fences;

Thence S 21°40'06" W, a distance of 286.84' to a found 1/2" rebar at a fence post at break in fence line;

Thence S 06°15'37" W, a distance of 439.65' to a found 1/2" rebar at the intersection of two fences;

EXHIBIT A - LEGAL DESCRIPTION-CONTINUED

Thence with fence line N 86°30'38" W, a distance of 364.20' to a found 1/2" rebar;

Thence with fence line S 19°12'39" W, a distance of 202.83' to a found 1/2" rebar at an elm tree at break in fence line;

Thence S 16°13'21" E, a distance of 110.19' to a found 1/2" rebar at a fence post at break in fence line;

Thence S 01°10'12" W, a distance of 246.03' to a found 1/2" rebar in the North right-of-way of Campbell Road;

Thence with the North right-of-way of said road along a curve to the left having a central angle of 03°58'37", a radius of 520.31', a length of 36.11', a tangent of 18.05 feet, a chord bearing of S63°01'52"W, and a chord length of 36.11', to the point of beginning, containing 227,937 square feet or 5.233 acres, more or less.

AND BEING the same property conveyed to Phoenix of Hendersonville, Inc., a Tennessee corporation, by Deed from Hendersonville Broadcasting Corporation, Inc., a Tennessee corporation, of record in Book 5901, Page 441, in the Register's Office of Davidson County, Tennessee. The said Phoenix of Hendersonville, Inc., having since merged into and become known as Cumulus Broadcasting, Inc., a Nevada corporation, as evidenced by certificate of merger in Instrument No. 20031230-0183964, said Register's Office; Cumulus Broadcasting, Inc., a Nevada corporation is now Cumulus Broadcasting LLC, a Nebraska limited liability company by Articles of Conversion filed of record on January 3, 2019 in Instrument 20190103- 0000809.

Tax Parcel No. 032 00 0 102.00

VALUE AFFIDAVIT

STATE OF Virginia
COUNTY OF Henrico

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of October, 2020.

Notary Public

My commission expires: 11-30-2023

Giuseppina Graziella Hansen
Commonwealth of Virginia
Notary Public
Commission No. 318991
My Commission Expires 11/30/2023

True Copy Certification

I, Lisa Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia

County of Henrico

Personally appeared before me, [~~Name of Notary~~ Melissa Cater], a notary public for this county and state, [~~name of person making certification~~ Lisa Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/28/21
Notary' Seal (if on paper)

