

Property and all Equipment that is of a character usually insured by companies similarly situated to the Debtor and operating like properties in like locations, to be insured by reputable insurance companies for full replacement value against loss or damage from such hazards and such risks as are usually so insured.

Section 8. Covenant Concerning Maintenance of Collateral; Operation of Stations. The Debtor covenants and agrees that it will maintain the Collateral in proper repairs and in good working order and for that part of the Collateral associated with the Station in proper repair and in good working order for use in the operations of Station in accordance with the usual and customary practices of the broadcasting industry. In particular, the transmitting and studio equipment used by Debtor in the operation of the Station will be in good repair and proper operating condition consistent with the terms of the Station's construction permit(s), FCC licenses and standards of good engineering practice. All assets and equipment shall be type-approved or type-accepted by the FCC, where such type-acceptance or type-approval is necessary. For so long as any indebtedness secured by this instrument remains outstanding, the Station will be operated in accordance with the rules, regulations, requirements and standards of the FCC and in material compliance with the terms and conditions

10.3.8

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