

Exhibit 6

Frishberg

Binding term sheet on Beltway Bldg

This is binding term sheet may be replaced by a formal complete agreement with the approval of both parties.

It was agreed by David Wallace representing the Owners of the _____ property and Daniel Frishberg representing all BizRadio entities, that all rent and all other monies spent by Bizradio for expenses related to acquisition, rental, commissions, improvements, maintenance or any other monies spent by BizRadio on the property may be converted, at the sole discretion of the lessor, BizRadio, into equity in the building or ownership of the entity that owns the building. The percentage share of ownership is to be calculated by the following formula: The sum of all payments by Bizradio entities, divided by the total equity investment by the owners in acquisition of the building. For example if the owners contributed one million dollars in equity and Bizradio spent a total of 250,000 on rent and expenses, Bizradio has the right to convert to limited partnership units or equity in the building, equaling 20% ownership in the building. (\$250,000 plus \$1,000,000, divided by \$250,000.)

This agreement does not cover rent or expenses by BizRadio in connection with rental on space that is, after June 1, 2009, actually occupied by BizRadio, which monies are not convertible into equity. The purpose of this agreement is to document the verbal agreement made earlier between Daniel Frishberg on behalf of BizRadio and its related entities, and David Wallace, representing the owners of the Building _____.

Daniel Frishberg

David Wallace

Date

Date