

EXHIBIT VIII.C.4.c Master Plan and Building Program Mohegan Sun at The Concord

See attached Design Book for the requested building program table (page 5). The current Phase I building program has been carefully crafted by the development team, incorporating decades of experience in hotel and gaming facility design and operation. The Marnell and Mohegan teams, each having developed and operated some of the world's largest and most successful casino resorts (including but not limited to Mohegan Sun in Uncasville CT, the Wynn, Mirage, Rio and Borgata) , painstakingly analyzed the site and regional characteristics and demand drivers to come up with a program that perfectly suits the first phase of this historic development. The facility has been "right-sized" based on extensive revenue and expense projections to comfortably and successfully support itself in the face of an increasingly competitive landscape. The project has also been fully master-planned with the intent and the capability to rapidly expand to meet additional demand when it arises once the initial phase begins to stabilize (see pages 9 and 10 of the design book). The project has been designed and fully approved to allow for 1,500 hotel rooms, large scale convention and event centers, theatres, retail shops and additional entertainment and casino space.