



EXHIBIT VIII.C.9.a. ENTERTAINMENT VENUES

Description of Entertainment Venues

Submit as Exhibit VIII.C.9.a. a description of the entertainment venues proposed for the Project Site whether located inside or outside the Gaming Facility, the square footage and patron capacity of each (minimum/maximum), admission charges/price, the contemplated frequency of events (e.g., number of entertainment events and entertainment days), and uses/types of entertainment to which the venues will be dedicated. Describe and provide copies of any arrangements or agreements with promoters, artists, or performance companies or troupes. Substantiate (e.g., by comparison to analogous projects) the bases for such plans and estimates.

Entertainment will be a part of our integrated marketing plan for Montreign Resort Casino and Adelaar. Our entertainment options will feature a variety of entertainment in diverse venues. Montreign also supports Bethel Woods Center for the Art's ("Bethel Woods") mission and the operation of its entertainment venue, and will engage in cross marketing efforts and the coordination of entertainment events at Montreign so as to not adversely impact the live entertainment offered by Bethel Woods, as more fully described in Exhibit IX.B.2.a.

Description of the entertainment venues proposed for Adelaar whether located inside or outside of the Gaming Facility, square footage, guest capacity, admission prices, frequency of events and types of entertainment.

Montreign will have six (6) entertainment venues with the square footage, guest capacity, admission prices, frequency of events and uses as set forth below.



M Centre

The 19,000 square foot event center, M Centre, and its 4,100 square foot pre-function area, will provide Montreign with an entertainment venue accommodating approximately 1,300 guests for live entertainment events. Montreign expects to offer six (6) to eight (8) entertainment events in the M Centre annually. We intend to schedule these acts for dates when Bethel

Woods does not offer their Pavilion Stage concert series, which are their major outdoor events that are usually held during the summer. Admission prices for events will range between \$50 to \$125 depending on the act and seating location. These live entertainment events will typically be scheduled for Friday or Saturday evenings.

Raine

Montreign's casino center bar, Raine, is 2,000 square feet with bar seating of thirty (30) and lounge seating of twenty (20). Raine features a stage of approximately 100 square feet that will host local bands and can accommodate professional dancers. The musical acts will vary and include country, rock and roll, oldies and popular music. There will be no admission charge for these shows. Live entertainment will be offered evenings throughout the week and will be a constant entertainment offering. The center piece of Raine, in addition to the stage, is the waterfall feature which provides graphic messaging including images. This waterfall is visible from multiple entry points to the casino.

The Spotlight

Montreign's 16,800 square foot, 500 seat intimate theater is designed with terraced seating, so there is not a bad seat in the house. The live entertainment acts in The Spotlight will be lesser name and up-and-coming stars. The Spotlight can also feature revue acts that can augment certain Montreign marketing programs. Further, the theatre provides additional flexibility to televise major sporting events and comedy acts. Ticket prices will vary, but are likely to range between \$20 to \$50 per show depending on the act and the seat location. We anticipate twenty (20) to twenty-five (25) acts per year with most of them on weekends. Certain revue acts will be held during weekdays.

Bistecca Bar

The Italian Steakhouse, Bistecca, features an intimate 2,650 square foot bar with 160 seats, eighteen (18) seats at the bar and lounge seating for ten (10). A stage has been planned that will be large enough for a piano. This will be a "quiet" bar featuring soft music on weekends. Entertainers will be drawn from the local community and there are no plans for admission or a cover charge.





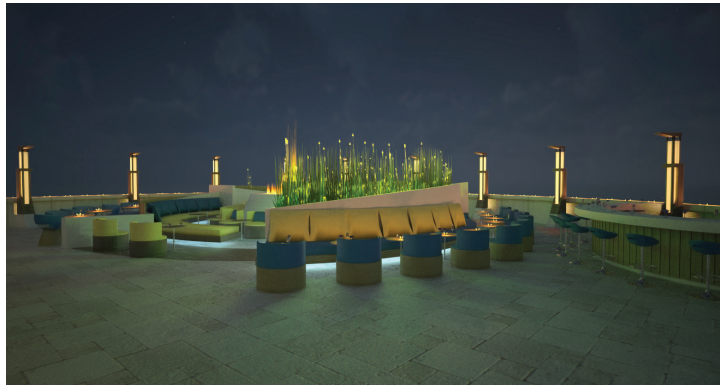
Alchemy

As its name implies, Alchemy changes its energy and concept depending on the day and time. During weekdays, Alchemy will feature twenty (20) high definition TVs in this 7,490 square foot restaurant and bar, featuring sporting events and entertainment shows. On Friday and Saturday

evenings, this restaurant will turn into an entertainment venue with a target to attract a younger demographic. This 180 seat restaurant, bar and lounge will feature a stage that will be large enough to support eight (8) to ten (10) piece bands and two (2) pianos. At this time we do not anticipate any admission or cover charge except for special featured shows such as “dueling pianos.”

Firefly

This outdoor area was planned to permit our guests to take advantage of the pristine and beautiful environment of the Catskills. Firefly includes an outdoor bar that will complement the wonderful scenery. The 2,800 square foot area will have seating for eighty (80), including ten (10) at the outdoor bar, and will include space for a DJ, singer or guitarist. The schedule is expected to include live entertainment on the weekends weather permitting. No admission or cover charge is planned for this venue.



Entertainment at the Indoor Waterpark Lodge will be geared more for family entertainment, and the Entertainment Village will offer a comedy club.

Describe and provide copies of any arrangements or agreements with promoters, artists, or performance companies or troupes.

At this time, Montreign has made no such arrangements. MRMI has ongoing relationships with various agents and artists who perform at MCR and these relationships will likely be utilized by Montreign in one or more of its entertainment venues. Additionally, Confetti Entertainment, Inc. (“Confetti”), Montreign’s entertainment and entertainment venue consultant, specializes in producing and providing thrilling production shows, award winning choreography, world-class dancers, lavish and elaborate costumes, spectacular performers and exceptional live music. Confetti collaborates with Emmy and Tony award-winning choreographers and directors, as well as casino executives who have booked high profile acts.

Substantiate (e.g., by comparison to analogous projects) the bases for such plans and estimates.

Montreign's planned entertainment and entertainment venues are substantiated by comparing them to several casinos in the Northeast of comparable size and clientele:

- Mount Airy Casino Resort has a nightclub that provides entertainment options from DJs to matinee venues. Its casino bar has TVs for sporting events and other entertainment shows. They also have an outdoor setting and stage for a summer entertainment series.
- Mohegan Sun at Pocono Downs has several options for entertainment. One of their restaurants is a Johnny Rockets featuring a singing wait staff. Three bars operate within the facility and one is a nightclub. Recently, they opened an event center that seats approximately 1,500 for entertainment events.
- Sands Bethlehem operates a night club and has a 3,500 seat venue for entertainment events.
- Empire Casino located at the Yonkers Raceway has an entertainment lounge offering live entertainment five (5) days a week with no cover charge. In addition, they offer a summer outdoor entertainment series featuring named acts.

Based on the above, we have concluded that our entertainment program will provide a competitive offering to a wide variety of guests and will place us in a lead position to attract and retain guests.