

## OWNERSHIP OF LAND

### Exhibit VIII. C.2.b

Dandee Rest LLC ("Project Site Owner") will acquire the Project Site no later than the earlier of (i) 60 days after a License has been awarded by the Commission and (ii) March 31, 2015. On or after the date of such acquisition, but in any event no later than 60 days after a License has been awarded by the Commission, Applicant will enter into a lease with Project Site Owner, pursuant to that certain Agreement of Lease (the "Project Site Lease") referenced in the letter agreement regarding the Amended and Restated Option to Enter into an Access Agreement and Agreement of Lease for Certain Property by and between Applicant and the direct parent company of Project Site Owner executed on or before June 27, 2014 (the "Option to Lease Letter Agreement"). The Option to Lease Letter Agreement is attached herein as Appendix VIII. C.2.b-1. Both transactions are described in more detail below.

### Project Site Lease

The Terms of the Project Site Lease are described in Table VIII. C.2.b-1 below. The form of the Project Site Lease is attached herein as Appendix VIII. C.2.b-2.

**Table VIII. C.2.b-1. Basic Terms of Project Site Lease**

| <b>Term</b>                  | <b>Provision</b>                                                                                                                        |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Commencement Date:           | Date of execution                                                                                                                       |
| Initial Term:                | 3 years from Commencement Date, subject to the commencement of the Subsequent Term if Applicant receives a License for the Project Site |
| Subsequent Term:             | 74 years; automatically commences if Applicant receives a License for the Project Site                                                  |
| Expiration:                  | Expiration of Initial Term or, if Applicant receives a License for the Project Site, 74 years after commencement of Subsequent Term     |
| Initial Base Rent:           | ██████████ annually during Initial Term                                                                                                 |
| Base Rent:                   | ██████████ annually during Subsequent Term, subject to increase every 3 years by ██████████                                             |
| Property Taxes:              | Paid by Applicant                                                                                                                       |
| Insurance:                   | Paid by Applicant                                                                                                                       |
| Development and Maintenance: | Paid by Applicant                                                                                                                       |

### Project Site Ownership

Dandee Rest LLC entered into the PSAs (as defined in **Exhibit VIII. C.2.a**) for the parcels comprising the Project Site for a total purchase price of \$13,749,400. The parcels comprising the Project Site will be conveyed to Dandee Rest LLC by those certain Bargain and Sale Deeds referenced in the PSAs in connection with the closing of the PSAs no later than the earlier of (i) 60 days after a License has been awarded by the Commission and (ii) March 31, 2015.

The PSAs are attached herein as Appendices VIII. C.2.b-3 to VIII. C.2.b-9.

### Project Site Tenants and Licensees

None.

**Appendices**

**REDACTED**