

Exhibit VIII.B.11

Exhibit VIII.B.11 License Fee

Traditions Resort & Casino is located within Region Five where a minimum license fee is set at \$35,000,000. Traditions Resort & Casino will pay the minimum license fee if awarded the license. The Traditions Resort & Casino team is aware that the casino environment is very competitive and must change to meet market demands. All applicants in the Southern Tier will have a disadvantage to existing Casinos and Racinos in New York along with Casinos in Pennsylvania. The established facilities have had years to build a brand, customer relationships, player databases and loyalty programs. Due to the size of the Southern Tier market, Traditions Resort & Casino will be utilizing its profits for capital improvements, marketing, community development, establishing additional business to business relationships, and other similar activities to make this facility as attractive as possible. In lieu of paying an additional licensing fee, the casino will work diligently to remain competitive and continue to grow its customer base.

Traditions Resort & Casino is very confident that the overall economic impact that will be felt throughout the Broome County area will be far more compelling than a supplemental tax payment. The region has struggled for numerous years with the decline of manufacturing and is listed as one of the Top 7 Fastest Shrinking Cities according to CNNMoney. A project like the casino at Traditions will make the Broome County economy attractive once again, retain quality businesses, bring new businesses to the area and retain talented young professionals fresh out of college.

The Innovation Group weighed in on this decision by comparing license fees in other jurisdictions and the affect the have on the property and competitive environment. Please see exhibit VIII.B.11.A for the full analysis.