

Exhibit VIII.C.11 - Quality of Amenities

Hotel & Spa

Retaining the charm, grace and history of the historic mansion while updating its functionality for the 21st century served Traditions well. Traditions Resort & Casino will continue to be developed and expanded with these hometown principles in mind. Building on the storied history of the IBM Country Club and the casino development and management experience of Seneca Gaming Corporation, Traditions Resort & Casino will feature a range of non-gaming entertainment and attractions as well.

Guests to Traditions at the Glen are familiar with a level of hospitality and service unmatched in the region. The full-service spa offers a variety of health and beauty treatments by expertly trained staff, and a state-of-the-art Salt Sanctuary constructed in 2006 provides relaxation and relief from respiratory ailments in a truly unique replica Himalayan Salt Cave. The resort was recognized with a Certificate of Excellence in 2013 from Trip Advisor and is top rated on Wedding Wire, where it was awarded The Bride's Choice Award in 2012 and 2013, as well as Couple's Choice Award in 2014.

Seneca Gaming meanwhile operates two of the 14 AAA Four Diamond rated hotels in Western New York. Seneca Allegany has been awarded AAA Four Diamond status six years in a row. Seneca Niagara Falls Hotel has earned that status for an astounding eight years running.

Readers of Casino Player magazine recognized Seneca Casinos for excellence. Seneca Niagara Casino & Hotel and Seneca Allegany Casino & Hotel were awarded a total of 31 "Best of Gaming 2013" awards, confirming the accolades from the American Automobile Association. Among the awards were best hotel, best suites, best pool, best spa and best overall gaming resort.

Golf

Traditions Resort & Casino is envisioned as a full service resort casino destination, with amenities and accommodations on a level above that of other hotel properties in the area, and on a par with those offered at the nearby Pennsylvania gaming operations.

When the property was operated by IBM, noted golf figures of the day came to play in various tournaments on the Greater Binghamton course and were also guests at the Homestead Mansion: Ben Hogan, Patty Berg, Sam Snead, Alice and Marlene Bauer and teaching pro Bobby Troski. Bing Crosby also participated in several tournaments here.

The Seneca Hickory Stick Course does not have the same heritage as the Traditions course, but it has an excellent pedigree. Seneca Hickory Stick was designed by Robert Trent Jones II and opened for play in 2010. While only entering its fourth season of play, the course is well known and highly esteemed by players and the press alike. The course has been ranked 6th among the "Best New Courses in America in 2010" by Golf Magazine, "11th Best Public Course in New York in 2012" by Golf Magazine and 25th for "Best Casino Course in America" by Golfweek.

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Dining

Traditions Resort & Casino will feature two dining options for guests. A 24-hour café will offer around the clock dining. At breakfast, lunch and dinner, made-to-order or buffet style cuisine will include a diversity of choices such as Asian, Italian, seafood, breakfast, dessert and familiar tastes from around Broome County supplied by local vendors when possible.

The resort will also feature a sports bar that offers live entertainment, bar top slot machines and an outdoor terrace with views of the valley. Sports bar menu items will include barbeque, regular and boneless wings and local favorites such as spiedies (extremely popular marinated meats entree).