

Exhibit VIII.C.9.a Description of Entertainment Venue

Traditions Resort and Casino will develop an outdoor concert venue in conjunction with the expanded resort and gaming facility, and will not include a dedicated indoor entertainment space as part of its programming. The outdoor venue will increase the draw of visitors to our area and to increase our destination resort's appeal to a young demographic. This venue will provide capacity for 15,000 to 30,000 seats, and will be located on 12 acres of the existing golf course on the fairways of holes 17 and 2.

The idea for a large outdoor concert venue was inspired by the annual Dick's Open PGA Golf Tournament held at the Enjoy Golf Course in Endicott, NY. Each year a top pop or country musician is invited to perform for one evening at the tournament, and tickets for these performances consistently sell out. Meanwhile, the venue and its organizers are unable to accommodate the demand and support the capacity of the audience that is attracted to the event. This idea was further validated after conversations with and presentations to numerous members our community and leaders of existing live entertainment venues in our area. Local residents and students are seeking a large concert venue closer than the Syracuse Dome or Montage Mountain, and leaders of entertainment venues view a new large outdoor concert venue not as a threat, but rather as a complement to their offerings.

Our team consulted with Mountain Productions, a leading entertainment staging and production company based in Scranton, Pennsylvania in order to understand how to most suitably size, layout and operate a major live entertainment venue. The Mountain Productions team sees great potential in our project, and executed a memorandum of understanding with us to outline how they will support our development and management of a major outdoor entertainment venue. This memorandum is contained in exhibit VIII-C-9-b-1. We concurrently met with our town's fire chief and other relevant public safety representatives to understand traffic mitigation and safety concerns for a venue of such size. Conversations led to letters of endorsement for what will be a well planned out endeavor that takes traffic and public safety into highest regard.

In addition, Traditions engaged Manatt, Phelps & Phillips, LLP., a national full-service law firm to provide lobbying and legal services. Through this engagement, Traditions has access to Manatt music lawyers who provide representation and related services related to nationally-renowned musical talent. Specifically, Manatt entertainment lawyers represent some of the nation's leading rock, metal, alternative, urban and country

Market Comparison

Dicks Open PGA Gold Tournament, located approximately 5.5 miles from Traditions Resort promotes "Top 40" performing artists and hosts up to 15,000 guests for one evening in July of each year. Tickets sell for \$40.00 each for general admission and consistently sell out.

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The Broome County Arena located 8 miles from Traditions Resort promotes smaller artists and hosts up to 7,400 guests a few times per month. Tickets sell for \$45 and up, and very rarely sell out.

Montage Mountain located just over 70 miles from Traditions Resort promotes "Top 40" performing artists as well as retro artists and hosts up to 17,500 guests. Tickets sell for \$40 and up, and consistently sell out.

The Syracuse Dome, located approximately 80 miles from Traditions Resort promotes larger, popular performing artists and hosts up to 49,250 guests. Tickets sell for \$80 and up, and consistently sell out.

Schedule

Traditions' concert venue will host three to five events per season between May and September each year. Staging and production will be supported by Mountain Productions, and assistance with talent recruitment will be supported by both Mountain Productions and Manatt Group.

Programming & Talent

Top 40, country, rock, pop.

Ticket Pricing

Tickets will be priced appropriately based on the performer and on pricing of comparable venues.

Vending

To be agreed upon with local vendors in order to promote their businesses and showcase the tastes of Broome County.