

Exhibit IX.B.4 – Local Agreements

To maximize the influx of tourism to the proposed gaming facility, as well as this project local economic impact, Traditions is partnering with our local live sports venues, Finger Lakes Wineries, the Greater Binghamton Chamber of Commerce and the Regional Economic Development Council.

1. Binghamton Senators and Binghamton Mets

The Binghamton Senators hockey team and Binghamton Mets baseball team have become mainstays of live entertainment in the Greater Binghamton area. These sports organizations estimate that 30% of the attendees at their games are from outside of Broome County. Sports enthusiasts and their families travel from surrounding counties to watch the only live sports within a one-hour radius of Binghamton. We have entered MOU's which provides the parameters for cross-marketing relationships with these sports organizations and to integrate our offerings. A copy of the MOU's with the Binghamton Senators and Binghamton Mets are attached to Exhibit

2. Ross Museum, The Ross Park Zoo and Kopernik Observatory

Traditions has also executed MOU's with Roberson Museum, The Ross Park Zoo, and has one pending with the Kopernik Observatory. A copy of the MOUs with these entities is attached to Exhibit. All of these relations are designed to further link the resort with other venues in the area that showcase an important part of this community attract visitors to all venues within our region.

3. New York Wineries

Traditions has also established a future partnership with Broome County's local Black Bear Winery, and started discussions with several wineries on the Cayuga and Seneca Wine Trails. To date, Traditions has entered MOU's with Lakewood Vineyards and Atwater Estate Vineyards. Traditions' relationship with these wineries are designed showcase their brochures and wines at our facility, and to incorporate them into future wine tasting events and tours organized through our facility.

4. Regional Economic Development Council

Traditions is in the process of incorporating our destination gaming resort's future programming into the programming of the Regional Economic Development Council. The council has introduced us to the possibility of utilizing our venue to promote the "I Love New York" campaign. Initial concepts discussed with council members include an annual co-sponsored concert at Traditions' proposed outdoor entertainment venue.

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5. The Greater Binghamton Chamber of Commerce

In February, the Greater Binghamton Chamber of Commerce hosted presentations from each of the three prospective applicants for the Southern Tier's Gaming License. The Chamber chose to endorse Traditions Resort & Casino as the best candidate for the license, as demonstrated in exhibit IX.A.1.b.2. Traditions has since received the support of the Chamber in various proposed events, including a Job Preview Event. Further, Traditions has been in discussions with the Chamber regarding co-sponsorships and collaborations that will help us build strategic partnerships with new and emerging businesses in the community. This would include networking and business development events, as well as other programs that will help us increase the draw of tourism to our area.