

Exhibit IX.B.5 - Cross Marketing

A Local Attraction Among Local Attractions

A site known for its iconic history, influential owners and identity with the “good ol’ days,” Traditions Resort is itself a local attraction in the Binghamton area. First a private residence for Mr. Eliot Spalding, of Endicott Johnson Shoes, the property was in 1935 acquired by IBM Corporation to be used as an employee country club and executive homestead for top officers and prestigious guests.

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Exhibit IX B.5

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Examples of our commitment to implement our cross promotional efforts can be seen in the several MOUs contained in exhibits IX.B.2.a.1 & IX.B.4.a.