

**Exhibit VIII.C.10.a**  
**Proposed Restaurant/Retail/Lounges/Bars/Recreation/Etc.**

***Submit as Exhibit VIII.C.10.a, a description of:***

- 1. the proposed restaurants, including the approximate number, square footage and patron capacity, types and themes and the identity of any restaurateurs the Applicant anticipates will operate the restaurants.***

The Gaming Facility will feature first-rate restaurants that will support the casino to create a superior entertainment experience for our guests.

The program currently is planned to include:

- a) Steakhouse – (classic steakhouse)
- b) Marketplace – (multiple outlets *i.e.*, pizza, burgers and sandwiches)
- c) Sports/Entertainment Lounge – (sports themed)
- d) Event Space – (250-600 seats based on configuration)

See Exhibit VIII.C.4.c for approximate size and seats per venue. Further, the casino floor and banquet facility will have access to an outdoor, riverfront patio.

It is the current intent of the Applicant to partner with local restaurateurs to operate some or all of the food & beverage venues. In particular, the Applicant has had discussions with the Mallozzi Group with respect to operating the banquet facility and the Marketplace. The Mallozzi Group not only operates Mallozzi's Ballrooms, but it also operates several highly regarded local restaurants, such as Johnny's, Treviso by Mallozzi's, and Villa Italia Pasticceria. In fact, at the public announcement on May 20, 2014, when Rush Street Gaming announced that it intended to pursue the opportunity to develop and operate a casino in Schenectady, Neil Bluhm (Chairman of Rush Street Gaming), who had dinner at Johnny's the night before, said that the chicken dish he ordered was one of the best chicken dishes he had ever had. See Attachment "A" and [www.mallozzis.com](http://www.mallozzis.com) for more information about the Mallozzi Group.

Further, the Applicant intends to entertain discussions with additional local operators for other venues.

- 2. the proposed retail spaces, including the approximate number, square footage and types of retail shops and how such retail development will serve the general community.***

The developer of Mohawk Harbor, Maxon ALCO Holdings, LLC, is planning to construct approximately 70,000 square feet of retail space adjacent to the Gaming Facility along the harbor. Rivers Casino & Resort and its guests, the retailers and restaurants at Mohawk Harbor, and the general community will all benefit from their close proximity. Further, for the convenience of our customers, the Gaming Facility will contain a small retail space that sells logo items and sundries. The Gaming Facility program also includes a limited-service day spa which will be popular with patrons and will complement their gaming, dining and entertainment experiences.

***3. the proposed lounges and bars, including the approximate number, square footage and patron capacity and types.***

The Gaming Facility will feature lounges and bars designed to enhance the entertainment experience of our guests at each of our three venues and will be adjacent to the casino floor. Each bar will feature 10-16 seats. Additionally, The Sports/Entertainment Lounge will feature a small stage and have the capacity to serve 115-150 guests.

***4. any proposed recreation facilities.***

The Gaming Facility will feature riverfront walking and biking trails that traverse the green space along the Mohawk River and pedestrian access to the harbor. The harbor, a feature of the \$150 million mixed-use Mohawk Harbor development, will encourage recreational boating and will offer boat slips and possible boat rentals. In addition, the onsite hotel will include a fitness center.

***5. any other proposed and related facilities or amenities.***

***If any of the above amenities are not proposed to be operated by the Applicant or the Manager, indicate the names of the proposed operators and provide copies of any contracts, agreements or understandings between the Applicant and/or the Manager and such operator.***

The Mohawk Hudson Bike-Hike Trail, which borders the Gaming Facility, is operated by the municipality and is part of a statewide Canalway Trail that follows the Erie Canal from Buffalo to Albany. Maxon ALCO Holdings, the developer of Mohawk Harbor, has indicated its intent to develop a bike rental program with locations at Mohawk Harbor as well as entertainment centers and employers downtown.

BBL Hospitality, the hotel management company, will operate the fitness center.