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**QUAKER STEAK & LUBE® SIGNS 16-RESTAURANT
DEVELOPMENT AGREEMENT FOR
NEW YORK AND NEW ENGLAND**

(Sharon, PA) - Quaker Steak & Lube® (QSL), the motorsports-themed casual-dining family restaurant concept that has been bucking economic trends for the past two years, recently announced its largest growth development plan since the brand started franchising in 1997. Action Companies, a Quaker Steak & Lube® franchisee since 2008, and QSL Franchising Corporation, entered into a 16-restaurant area development agreement. Quaker Steak & Lube® will roll out a combination of conversions and its new 7300 SF prototype in the upstate New York and New England marketplace.

Jacob Wright, President/CEO of Action said, “We have had great success at our Syracuse location and believe this brand offers the most unique and memorable experience in casual dining. Through the ‘great recession’ both The Lube® and Action Companies have significantly grown sales and profits. The results focus of both companies makes for a great match moving forward.” He added “John Longstreet brings significant strength to the brand as its CEO and we are confident that The Lube will quickly expand across the country. We are very excited to be a big part of that expansion.”

“We couldn’t be more pleased with this partnership,” said Quaker Steak & Lube® CEO John Longstreet. “Jacob is a top notch developer and operator who sets aggressive goals and consistently over-achieves them.”

Action Companies currently owns and operates the Quaker Steak & Lube® in Syracuse, NY. The owners of Action Companies have constructed over 500 hotels, owned over 40 and currently own and manage 15 hotels. The first development in the new area

agreement will be Quaker Steak & Lube[®] Rochester, NY. Other planned sites in New York are Albany, Saratoga Springs, Utica, Newburgh and Watertown. Sites under consideration in New England are Boston, Springfield, Hartford, Providence, Manchester, NH; Portland, ME and Burlington, VT. Action Companies is currently adding staff and is tripling the size of its corporate headquarters to three floors of the State Tower Building in downtown Syracuse to support their significant expansion plans.

Quaker Steak & Lube[®] will open six restaurants in 2010, and is slated to open ten in 2011.

The *original* Quaker Steak & Lube[®] was founded in 1974 and built in an abandoned gas station in Sharon, Pennsylvania as a cook-your-own steak restaurant. After a visit to the Anchor Bar in Buffalo, New York, chicken wings were included in the menu. As the company began to become profitable, a full-size kitchen was added. Today, The Lube[®] has won over 100 national and international awards for their wings and 22 different wing sauces. The Lube[®] features unique décor items including Race Cars suspended from the ceilings, Motorcycles, Corvettes and Gas Station Memorabilia decorating the walls. The restaurant began franchising in 1997 and today has locations throughout the United States and Canada. Visit www.quakersteakandlube.com.

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