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MIAMI SUBS PIZZA & GRILL TO OPEN NEW FRANCHISES IN DECEMBER

Ft Lauderdale, FL – South Florida-based Miami Subs Pizza & Grill has confirmed that it will open one new restaurant franchise before the end of 2009 and one in January 2010. Additionally, the chain will celebrate the official Grand Opening of its Yonkers, New York location that opened earlier this month.

The new Miami Subs Pizza & Grill restaurants are located in Surfside, FL, and Brooklyn, NY.

In addition to the multiple openings this year, two Broward County Miami Subs Pizza & Grill franchisees have expanded their restaurant portfolios to include an additional store each as sales in their existing units have remained strong. The company will continue to take an assertive approach toward franchise expansion, franchise remodels and additions, as well as to continued customer satisfaction.

Miami Subs Pizza & Grill has been an iconic brand in the Southeast for over 20 years. The franchise-based restaurant chain will be focusing their efforts and expanding aggressively here in South Florida as well as New York & the Carolinas over the next year.

The chain is celebrated for its extensive menu, which includes Philly cheesesteaks, wings, gyros, subs, pitas, salads and pizza. Miami Subs Pizza & Grill also carries Nathan's Hot Dogs and Arthur Treacher's Fish in most of their South Florida Locations. The restaurants are known for offering a "fast casual" option to its customers that separates the chain from many of its counterparts.

Mission Statement:

Our Mission is to enhance and help secure Franchisee wealth by employing skilled, dedicated professionals along with contemporary technologies to communicate valuable information, reliable advice, and innovative, creative

marketing programs, enabling impeccable and profitable execution of every business aspect. The #1 Priority will always be the success of our Franchisees and the satisfaction of their Customers."