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**PRESS RELEASE**

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For Immediate Release, June 19, 2008

**PINNACLE RETAINED TO ARRANGE \$0.400 MILLION CREDIT FACILITY  
TO 6-UNIT DENNY'S FRANCHISEE IN TEXAS**

*PINNACLE IS RETAINED TO ARRANGE A CREDIT FACILITY TO PROVIDE FOR A CASH-OUT  
DISTRIBUTION TO SHAREHOLDERS OF SEANA RESTAURANT GROUP*

**Indianapolis, IN** — Pinnacle Commercial Capital, recognized as one of the premier nationwide lenders to the franchise industry, has been retained to arrange a \$0.400 million credit facility to provide an earn-out distribution for shareholders of Seana Restaurant Group.

Bill Wildman, President of Pinnacle Commercial Capital said, "We had come highly recommended we were told and Seana engaged us to underwrite this transaction as it involves cash-out to shareholders at a time when most lenders will not provide such opportunities to pull cash out of the business." Wildman continued, "We look forward to working on this transaction because we know exactly how we will fund this opportunity."

Jack Lloyd said, "Pinnacle's professionalism and knowledge of the industry, combined with their insight specifically into our business, makes Pinnacle a perfect partner for our company, and we look forward to a positive and successful result."

Wildman continued, "Pinnacle recognizes the difficulty with this financing but with our many years of structuring difficult transactions we are confident we will be successful."

Pinnacle Commercial Capital, a privately-held, Indianapolis-based specialty commercial finance company, is focused on providing loan products for the complete range of growth opportunities for owners, franchisees, landlords, franchisors, and investors in branded retail businesses. Loan proceeds may be used for a variety of purposes including debt refinancing, the acquisition of existing units or real property, equipment purchases and store improvements.

Pinnacle has provided business and franchise financing nationally to operators of quick service and casual dining restaurants, lube centers, video stores and other specialty retail outlets. The company originates loan products serving all regions of the United States through seven offices, including Indianapolis, Austin, Boston, New York, Phoenix, Knoxville, and Los Angeles.