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Attorneys for Plaintiff

IN THE FOURTH JUDICIAL DISTRICT COURT

UTAH COUNTY, STATE OF UTAH

BERSHON PROVO, LLC, a Utah limited
liability company,

Plaintiff,

v.

KOKO GROUP, LLC, a Utah limited liability
company, d/b/a KOI EXPRESS SUSHI
WRAP AND RAMEN; and ANGELA
CHEUNG, an individual,

Defendants.

DEFAULT JUDGMENT

(Koko Group, LLC)

Case No. 250403393

Judge: Honorable Christine Johnson

Defendant Koko Group, LLC d/b/a Koi Express Sushi Wrap and Ramen ("Koko Group"),
having been regularly served with process and having failed to appear and answer Plaintiff's
Verified Complaint filed herein, the time allowed by law for answering having expired, the
default of said defendant having been duly entered according to law, now upon application of the

Plaintiff to the above-entitled Court, Judgment is hereby entered against Defendant pursuant to the Prayer(s) for Relief in Plaintiff's Verified Complaint.

WHEREFORE, by virtue of the law, and by reasons of the premises aforesaid, it is hereby ORDERED, ADJUDGED, AND DECREED as follows:

1. Bershon Provo, LLC is awarded Judgment against Defendant Koko Group, LLC d/b/a Koi Express Sushi Wrap and Ramen in the amount of **\$104,980.27**, representing the following damages:
 - a. Damages in the amount of \$85,731.77 through August 4, 2025;
 - b. Attorneys' fees and court costs in the amount of \$12,436.94¹ (pursuant to Sections 4.3, 22.2 and 25.16 of the Lease) through May 22, 2026;
 - c. Interest pursuant Section 4.3 of the Lease and/or Utah Code § 15-1-1(2) at the pre-judgment statutory rate of 10% in the amount of \$6,811.56² from August 5, 2025 through May 22, 2026;
 - d. Post-judgment interest to accrue on the judgment amount of \$104,980.27 at the contract rate of 10% per annum (pursuant to section 4.3 of the Lease) from the date of the entry of Judgment until this Judgment is paid in full.

IT IS FURTHER ORDERED that this Judgment may be augmented by the amount of reasonable costs and attorneys' fees incurred in collecting this Judgment, by execution or otherwise, as shall be established by affidavit.

¹ A Declaration of Attorney's Fees and Costs is on file with the Court.

² This interest calculation is included in the Declaration of Attorney's Fees and Costs on file with the Court.

**ENTERED BY THE COURT EFFECTIVE AS OF THE DATE THE COURT'S
STAMP IS AFFIXED TO THE FIRST PAGE OF THIS DOCUMENT.**