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**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY
PROVO DEPARTMENT, STATE OF UTAH**

UNIVERSITY PLACE SPE L.L.C., a Utah
limited liability company,

Plaintiff,

v.

YARD MILKSHAKE BAR UTAH COUNTY
LLC, THE, a Utah limited liability company,
dba THE YARD MILKSHAKE BAR;
ADDISON V. GINES, an individual; and
BEN S. CANEVARI, an individual,

Defendants.

DEFAULT JUDGMENT

Civil No. 269402520

Judge Derek P. Pullan

Before the Court is the Motion for Entry of Default Certificate and Judgment filed by Plaintiff University Place SPE L.L.C. ("the Plaintiff"), seeking a judgment for breach of a Lease against Defendants Yard Milkshake Bar Utah County LLC, The dba The Yard Milkshake Bar; Addison V. Gines; and Ben S. Canevari (collectively, "the Defendants").

WHEREFORE, the default of Defendants having been entered, service appearing proper, and good cause appearing, **IT IS HEREBY ORDERED, ADJUDGED, and DECREED** as follows:

1. Plaintiff University Place SPE L.L.C. is awarded a judgment against the Defendants, jointly and severally, in the amount of **\$64,724.25**, which includes an award of attorneys' fees and costs in the amount of \$4,579.86.
2. Post-judgment interest shall accrue on the judgment from the date of entry at 15% per annum pursuant to the terms of the Lease.
3. This judgment may be augmented upon the filing of a declaration by the Plaintiff, supported by appropriate documentation, for additional amounts that may come due, as requested in the Complaint, including additional rental charges, operating expenses, late fees, interest, and attorneys' fees through the remainder of the Lease term or as incurred in enforcement or collection of this judgment.

1This Judgment is signed when electronically stamped by the court on the first page.