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

CENTRAL SQUARE LEHI PROPERTY,
LLC, A Utah limited liability company,

Plaintiff,

Vs.

ABBY COMBS, an individual; and E
STUDIOS MARKETING LLC, a Utah limited
liability company,

Defendant(s).

**ORDER GRANTING MOTION FOR
SUMMARY JUDGMENT
AND
JUDGMENT**

Civil No. 259409711

Judge: Anthony Howell

This matter came before the Court on the Plaintiff's Motion for Summary Judgment filed May 12, 2026. Defendants failed to respond to the Plaintiff's Motion for Summary Judgment or the Statement of Undisputed Material Facts included therein. Having considered the Plaintiff's Motion for Summary Judgment, the Court now makes and enters the following

ORDER AND JUDGMENT

1. In accordance with the provisions of Rule 56(e)(2) of the Utah Rules of Civil Procedure, the Plaintiff's Statement of Undisputed Material Facts are deemed undisputed.
2. Plaintiff's Motion for Summary Judgment is granted.

3. Plaintiff is granted judgment against Defendants in the amount of \$12,333.61 as of August 28, 2025.
4. Plaintiff is granted judgment at the contract rate of 18% per annum from August 28, 2025 to the entry of the judgment in the amount of \$2,220.05.
5. Plaintiff is granted judgment for attorney fees in the amount of \$2,870.00 and court costs of \$477.50.
6. The total judgment is therefore:
 - a. \$12,333.61 - Rent, expenses and damages
 - b. \$2,220.05 - Interest to date of judgment
 - c. \$2,870.00 - Attorney Fees
 - d. \$477.50 - Costs
 - e. \$17,901.16 - Total
7. As provided in the Lease, the judgment shall bear interest as provided in the Lease at the rate of 18% per annum.
8. The judgment shall be augmented by such additional attorney's fees and costs as are incurred in the collection of this judgement in accordance with Rule 73 of the Utah Rules of Civil Procedure.

HEREBY ENTERED BY THE COURT

Effective the Date When the Court Stamp is Affixed to the First Page of this Document

CERTIFICATE OF SERVICE

1Please take notice that the undersigned will submit the foregoing Order for signature upon the expiration of five (5) days from the date of this notice, plus three (3) days for mailing, unless written objection is filed prior to that time, pursuant to Rule 7(j)(5) of the Utah Rules of Civil Procedure, which true and correct copy of the foregoing Order was mailed, and emailed on the 11th day of August, 2026, postage prepaid to:

Abby Combs
E Studios Marketing LLC
2835 Willow Patch Rd.
Lehi, UT 84043

/s/ David D. Jeffs
Attorney for Plaintiff