

The Order of the Court is stated below:

Dated: August 28, 2026
12:58:10 PM

/s/ RYAN P.C. STACK
District Court Judge



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

TEMKIN LINDON TECH CENTER, LLC, a
Utah limited liability company,

Plaintiff,

v.

LION ENERGY, LLC, a Utah limited liability
company,

Defendant.

DEFAULT JUDGMENT

Case No. 260402572

Judge Ryan P.C. Stack

Pursuant to Utah Rule of Civil Procedure 55, and based upon the *Ex Parte Motion for Entry of Default Judgment*, based on defendant's Lion Energy, LLC (the "**Defendant**") failure to appear and answer or otherwise respond to the *Verified Complaint* (the "**Complaint**") of Plaintiff Temkin Lindon Tech Center, LLC ("**Temkin**" or "**Plaintiff**"), on file with the Court in this case within the time period proscribed by law, and good cause appearing therefore, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

1. Judgment shall be, and it hereby is, entered in favor of the Plaintiff and against Defendant as follows:

A. Judgment is entered in favor of Plaintiff and against Lion Energy, LLC in the amount of \$43,904.70, as of June 1, 2026,

B. For a judgment against Defendant for Landlord' attorneys' fees and other costs and disbursements incurred in bringing this action as provided for in the Lease in the amount of \$3,166.25, as established by declaration;

C. For additional rent and other costs and charges that will come due under the Lease after June 1, 2026.

IT IS SO ORDERED.

** In accordance with the Utah State District Courts E-filing Standard No. 4, and URCP Rule 10(e), this Default Judgment does not bear the handwritten signature of the Court, but instead displays an electronic signature at the upper right-hand corner of the first page of this Default Judgment. **