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IN THE THIRD JUDICIAL DISTRICT COURT

IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

<p>IBC UTAH, LLC, a Utah limited liability company,</p> <p>Plaintiff,</p> <p>v.</p> <p>SALSA QUEEN LLC., a Utah limited liability company, SALSA QUEEN ZAPATA (f/k/a Maharba Zapata), an individual, and JAMES BIRCH, an individual,</p> <p>Defendants.</p>	<p>FINAL JUDGMENT</p> <p>Civil No. 260903529</p> <p>Judge Heather Brereton</p>
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1The Court, having reviewed the Verified Confession to Judgment executed by defendants Salsa Queen, LLC, Salsa Queen Zapata, and James Birch (collectively, "Defendants") and plaintiff IBC Utah, LLC's ("IBC") Declaration of Nonpayment and Unlawful Detainer, and good cause appearing, hereby **ORDERS, ADJUDGES, and DECREES** that judgment is entered in favor of IBC and against Defendants, jointly and severally, in the principal amount of \$11,005.93.

It is further ordered that this judgment may be augmented by (1) rent and other amounts that accrue under the Lease through the end of the Lease term, subject to IBC's duty to mitigate damages; (2) mitigation costs IBC incurs to find a new tenant; (3) treble damages in the amount of \$887.34 per day from January 29, 2026 until Salsa Queen vacates the premises; (4) IBC's reasonable attorney fees and costs expended in collecting this judgment by execution or otherwise, as shall be established by affidavit; and (5) post-judgment interest at the Lease rate of 15% per annum continuing from the date of this judgment until paid.

This is a final judgment pursuant to Utah Rule of Civil Procedure 54(b). Further, pursuant to Rule 62(a), the Court directs that execution of this judgment may proceed immediately.

END OF JUDGMENT

THE COURT'S SIGNATURE AND SEAL APPEAR AT TOP