



Jamie L. Nopper (10703)
Brian J. Porter (14291)
McKAY, BURTON & THURMAN, P.C.
2180 S 1300 E, Suite 400
Salt Lake City, UT 84106
Tel: (801) 521-4135
Email: bporter@mbt-law.com
Attorneys for Plaintiff

**IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY
STATE OF UTAH**

Creekside Place L.C. a Utah limited liability
company,

Plaintiff,

vs.

Kumi Nguyen, LLC a Utah limited liability
company, d/b/a Kumi's Nail Lounge; Kieu
Lam an individual; and Kelvin Nguyen, an
individual

Defendants.

DEFAULT JUDGMENT

Civil No. 269901327

Judge: Randall Skanchy

Before the Court is the Motion for Entry of Default Certificate and Judgment filed by Creekside Place L.C. a Utah limited liability company ("the Plaintiff"), seeking a judgment for breach of a Lease and an Order of Restitution against Defendants Kumi Nguyen, LLC a Utah limited liability company, d/b/a Kumi's Nail Lounge; Kieu Lam an individual; and Kelvin Nguyen, an individual(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 Creekside Place L.C. a Utah limited liability company is awarded a judgment against Defendants Kumi Nguyen, LLC a Utah limited liability company, d/b/a Kumi's Nail Lounge; Kieu Lam an individual; and Kelvin Nguyen, an individual (collectively defendants) in the amount of \$27,798.56, plus attorneys' fees in the amount of \$2,242.00 and costs in the amount of \$954.36, for a total of \$30,994.92.

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, brokerage fees and costs in the event that the premises are re-let, 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.

CERTIFICATE OF SERVICE

I hereby certify that on the 13th day of May, 2026, I caused a true and correct copy of the foregoing **DEFAULT JUDGMENT** to be sent to the following by the method indicated:

Kumi Nguyen LLC
4876 S. Highland Drive
Salt Lake City, UT 84117

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail
() E-mail
() E-Filing Notificatio

Kieu Lam
6298 W Salto Sierra Way
West Valley City, Utah 84128

Kelvin Nguyen
6298 W. Salt Sierra Way
West Valley City, Utah 84128

_____/s/ Sarah Bird_____