



Judgment Prepared By:

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

MICHAEL GARFF, an individual; and
MC PROPERTIES FILLMORE LLC, a
Utah limited liability company,

Plaintiffs,

v.

BENJAMIN ALLBRIGHT, an individual,

Defendant.

JUDGMENT

Case No. 260900241
Hon. Judge Robert Faust

This matter came before the Court on Plaintiffs' Verified Motion for Summary Judgment. By Order entered August 13, 2026 (the "Summary Judgment Order"), the Court granted the Motion, entered judgment on Plaintiffs' First Cause of Action for breach of contract, and awarded Plaintiffs their reasonable attorney fees and costs under the parties' Lease and Utah Code section 78B-5-826. Plaintiffs filed their Declaration of Attorney Fees and Costs on August 13, 2026, to which no objection or response was filed, and the Court has awarded the fees and costs requested by Ruling and Order entered concurrently herewith.

Accordingly, pursuant to Rule 58A of the Utah Rules of Civil Procedure, JUDGMENT IS HEREBY ENTERED in favor of Plaintiffs Michael Garff and MC Properties Fillmore LLC, and

against Defendant Benjamin Allbright, as follows:

1. Principal damages: \$66,911.84;
2. Prejudgment interest at the statutory rate of 10% per annum from January 13, 2026 (the date this action was filed) through August 21, 2026: \$4,033.04;
3. Attorney fees: \$12,072.50;
4. Court costs and expenses: \$575.00;
5. TOTAL JUDGMENT: \$83,592.38;
6. Post-judgment interest on the total judgment at the rate established by Utah Code section 15-1-4, accruing from the date of entry of this Judgment until the Judgment is satisfied in full.

This Judgment resolves all claims in this action and is a final, appealable judgment. Plaintiffs' Second and Third Causes of Action were dismissed as moot by the Summary Judgment Order. This Judgment may be augmented by further order of the Court for post-judgment fees and costs of collection as allowed by the Lease and applicable law.

***** END OF JUDGMENT *****

This Judgment is signed electronically at the top of the first page.

CERTIFICATE OF SERVICE

I hereby certify that on this 21st day of August, 2026, I caused the foregoing proposed JUDGMENT to be filed electronically with the Court via its e-filing system, which system caused service of the same to be sent to all counsel currently appearing on this case.

/s/ Eric Vogeler
Eric Vogeler