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Attorneys for Plaintiff

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

MULLIGAN FUNDING, LLC,

Plaintiff,

vs.

1135 EAST CHOCOLATE AVENUE
REAL ESTATE LLC, et al.,

Defendants.

DEFAULT JUDGMENT

Civil No. 260904919

Judge Teresa Welch

Defendants 1135 East Chocolate Avenue Real Estate LLC , 2302
Windsong Drive Real Estate LLC, 2974 Coppercreek Road Real Estate LLC,
44 Southpoint Drive Real Estate LLC, 55 Merlino Drive Leasing LLC, 55
Merlino Drive Real Estate LLC, 635 Gravois Road Leasing LLC, 635 Gravois
Road Real Estate LLC, 7650 FM78 Leasing LLC, and 7650 FM78 Real
Estate LLC, having failed to plead or otherwise defend in this action and
default has been entered.

IT IS HEREBY ORDERED that Plaintiff Mulligan Funding, LLC be awarded judgment against Defendants 1135 East Chocolate Avenue Real Estate LLC , 2302 Windsong Drive Real Estate LLC, 2974 Coppercreek Road Real Estate LLC, 44 Southpoint Drive Real Estate LLC, 55 Merlino Drive Leasing LLC, 55 Merlino Drive Real Estate LLC, 635 Gravois Road Leasing LLC, 635 Gravois Road Real Estate LLC, 7650 FM78 Leasing LLC, and 7650 FM78 Real Estate LLC, jointly and severally, as follows:

\$ 17,073,810 .00	Amount set forth in Amended Complaint dated 7/14/2026
\$ 1,552,079. 50	Interest at 42% per annum, as provided for in § 30 of the Business Loan and Security Agreement, from 6/3/2026 through 8/21/2026
\$ 3,120.00	Attorney Fees (supported by affidavit)
\$ 1,393.42	Costs (supported by affidavit)
\$ 18,630,40 2.92	Total Judgment

IT IS FURTHER ORDERED that interest shall continue to accrue at the rate of 42%, as provided for in § 30 of the Business Loan and Security Agreement, per annum from the date judgment is entered until the judgment is paid in full.

IT IS FURTHER ORDERED that this judgment may be augmented, subject to Court approval, in the amount of reasonable costs and attorney

fees expended in collecting said judgment by execution or otherwise as shall be established by affidavit and ordered by the Court.

IT IS FURTHER ORDERED that this Judgment is a final judgment as contemplated by Utah Rule of Civil Procedure 54(b), and that there is no just reason for delay for entering the same.

— END OF DOCUMENT —

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