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Attorneys for Plaintiff

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

ST. JOHN PROPERTIES UTAH, LLC,
a Maryland limited liability company,¹

Plaintiff,

vs.

PL BEAUTY ACADEMY, LLC, a Utah
limited liability company, PERLA LEYVA,
an individual, and EDGAR PIZANO TULE,
an individual,

Defendants.

AUGMENTED JUDGMENT

Civil No. 259926905

Judge Thaddeus May

The matter comes before the Court on Plaintiff's *Ex Parte Motion to Augment Final Judgment*. Having reviewed the filings and for other good cause appearing, it is hereby ORDERED, ADJUDGED, and DECREED:

1. For the reasons outlined in Plaintiff's *Ex Parte Motion to Augment Final Judgment*, the Motion is hereby GRANTED.
2. Plaintiff is awarded an augmented judgment against Defendants PL Beauty Academy, LLC and Edgar Pizano Tule (collectively, "Defendants")¹, jointly and severally, in the amount of

¹ Pursuant to Defendant Perla Leyva's April 8, 2026 Bankruptcy Notice filed with the Court, this Augmented Judgment is not entered against her.

\$276,455.88, consistent with the following:

Total Rent (including interest, late fees, utilities through September 2026)	\$255,007.35
Total Attorneys' Fees and Costs	\$21,448.53
TOTAL DAMAGES:	\$276,455.88

3. Plaintiff is awarded its attorney's fees and costs incurred to date in bringing this action which have been established pursuant to Camila Castro's declaration in support of the *Ex Parte* Motion to Augment Final Judgment, and which is included in the table above.

4. Plaintiff is awarded its costs and fees to be incurred in efforts to collect on this Augmented Judgment, the amount of which will be supplemented by affidavit pursuant to Utah Law.

5. Plaintiff is entitled to post-judgment interest at a rate as allowed by law at the statutorily set post-judgement interest rate.

END OF ORDER

****Executed by the Court as indicated by the date and seal at the top of the first page****

CERTIFICATE OF SERVICE

I hereby certify that on September 1, 2026, a true and correct copy of the foregoing was electronically filed via the Court's electronic filing system and served on the following via U.S. mail and email:

PL Beauty Academy, LLC
4362 West 6200 South
Salt Lake City, Utah 84118

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/s/ Kim Altamirano