

The Order of the Court is stated below:

Dated: September 18, 2026
01:31:44 PM

/s/ KRISTINE JOHNSON
District Court Judge



P. MATTHEW COX (9879)
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**IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

Cashera Private Credit Inc., Plaintiff/Creditor, v. Two Sisters Development Corp.; and Kathleen M. Lehr, Defendants/Debtors.	JUDGMENT Case No. 260906338 Judge Kristine Johnson
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JUDGMENT BY CONFESSION

This matter came before the Court upon the **Verified Statement for Judgment by Confession** filed on August 14, 2026 by Plaintiff/Creditor Cashera Private Credit Inc. (“Creditor”) against Defendants/Debtors Two Sisters Development Corp. and Kathleen M. Lehr (together, the “Judgment Debtors”), pursuant to Rule 58A(i) of the Utah Rules of Civil Procedure and Utah Code Section 78B-5-205. Good cause appearing,

JUDGMENT

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. Judgment is entered in favor of Creditor, **CASHERA PRIVATE CREDIT INC.**, and against Defendants/Debtors **TWO SISTERS DEVELOPMENT CORP.** and **KATHLEEN M. LEHR**, jointly and severally, in the specified sum of **\$446,591.39**, itemized as follows:

Settlement Amount	\$482,125.00
Less: Payments Actually Received and Credited	(\$43,855.00)
Principal Balance Due	\$438,270.00
Prejudgment Interest (9% per annum from July 1, 2026 through September 16, 2026, being 77 days at \$108.07 per diem)	\$8,321.39
TOTAL JUDGMENT (through September 16, 2026)	\$446,591.39

2. The Judgment Debtors defaulted on **July 1, 2026**. The principal balance of **\$438,270.00** bears prejudgment interest from that date at the rate of **9% per annum**, being the statutory rate under N.Y. C.P.L.R. Section 5004 as provided by the parties' choice of New York law in the Settlement Agreement. Prejudgment interest from July 1, 2026 through September 16, 2026 totals **\$8,321.39**, representing 77 days at a per diem rate of **\$108.07**.

3. The total judgment sum set forth in Paragraph 1 shall bear post-judgment interest from the date of entry at the rate of **9% per annum** until the Judgment is paid in full.

4. The Judgment Debtors are jointly and severally liable for the full amount of this Judgment.

5. **No judgment is entered against National Maintenance Contracting Corp. or Samuel David Lehr.** Creditor's rights, claims, and remedies against those parties are expressly reserved, to be pursued solely in accordance with the United States Bankruptcy Code, including in their pending bankruptcy case or upon obtaining relief from the automatic stay under 11 U.S.C. Section 362(a).

6. Creditor is awarded its costs and attorneys' fees to the extent permitted by the Settlement Agreement and applicable law, as may hereafter be awarded upon motion under Rule 73 of the Utah Rules of Civil Procedure.

7. This Judgment is final, and execution may issue. Creditor may pursue all lawful means of enforcement and collection, including supplemental proceedings, writs of execution and garnishment, and the recording of an abstract of judgment.

8. The Court retains jurisdiction to enforce this Judgment and to award such further costs, fees, and post-judgment collection expenses as are allowed by law.

JUDGMENT INFORMATION

Judgment Creditor	Cashera Private Credit Inc., PMB 1216, 2795 E. Cottonwood Parkway, Suite 300, Salt Lake City, Utah 84121
Judgment Debtors	Two Sisters Development Corp., 5600 Niagara Falls Boulevard, Niagara Falls, New York 14304; and Kathleen M. Lehr
Total Judgment Amount	\$446,591.39
Principal Balance	\$438,270.00
Date of Default	July 1, 2026
Prejudgment Interest Rate	9% per annum (per diem \$108.07)
Post-Judgment Interest Rate	9% per annum

[END OF DOCUMENT. THE SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE.]

CERTIFICATE OF SERVICE

I hereby certify that on this _____ day of _____, 2026, I caused a true and correct copy of the foregoing **JUDGMENT BY CONFESSION** to be served upon the following, by the method indicated, at the addresses set forth below:

Two Sisters Development Corp.
5600 Niagara Falls Boulevard
Niagara Falls, New York 14304

Kathleen M. Lehr

- ☐ U.S. Mail, postage prepaid
- ☐ Electronic filing/service
- ☐ Email
- ☐ Hand delivery

/s/ P. Matthew Cox
P. Matthew Cox