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

CHECKERPROP UTAH 7352 SOUTH
AIRPORT, LLC, a Delaware limited liability
company,

Plaintiff,

vs.

THE SWING STATION, LLC, a Utah limited
liability company, JORDAN BURBIDGE, an
individual, and KENNETH BURBIDGE, an
individual,

Defendants.

DEFAULT JUDGMENT

Civil No. 269922207

Judge Derek Williams

Tier 3

This matter came before the Court on Plaintiff Checkerprop Utah 7352 South Airport, LLC's ("**Checkerprop**") Motion for Entry of Default Judgment. The Court finds that: Defendants The Swing Station, LLC ("**Swing Station**"), Jordan Burbidge ("**Jordan**"), and Kenneth Burbidge ("**Kenneth**") (collectively, "**Defendants**") have been properly served with a copy of the Verified Complaint, Summons, and Bilingual Notice; Defendants failed to timely appear and answer the Verified Complaint on file herein, or otherwise plead, and the time for response has expired; the Clerk entered the default of Defendants on September 16, 2026; and

Checkerprop is entitled to judgment against Defendants. Thus, **JUDGMENT IS ENTERED** in this action in favor of Checkerprop and against Defendants as follows:

1. Judgment is entered in favor of Plaintiff Checkerprop Utah 7352 South Airport, LLC and against Defendants Swing Station on Checkerprop's First Claim for Relief (Breach of Lease).
2. Judgment is entered in favor of Checkerprop and against Defendants Jordan and Burbidge, jointly and severally with each other and with Swing Station, on Checkerprop's Second Claim for Relief (Breach of Guaranty).
3. Checkerprop is awarded damages against Defendants, jointly and severally, in the principal amount of \$371,605.00, representing amounts due and owing under the Lease and the Guaranty as of July 22, 2026.
4. Checkerprop is further awarded prejudgment interest on the \$371,605.00 balance at the contractual default rate of eighteen percent (18%) per annum, computed at \$183.26 per day, accruing from July 22, 2026, through the date this Judgment is satisfied.
5. Checkerprop is awarded its reasonable attorney fees pursuant to Paragraph 22 of the Lease and Paragraph 11 of the Guaranty.
6. The amount of fees shall be established by affidavit filed within 14 days of the date of this order.
7. This Judgment may be augmented from time to time for any accrued interest or additional costs or fees reasonably incurred until this Judgment is fully satisfied as may later be established by declaration or affidavit.

END OF ORDER

Entered by the Court as indicated by the Court's seal at the top of the first page.

