

The Order of the Court is stated below:

Dated: August 19, 2026
03:17:44 PM

/s/ REUBEN J RENSTROM
District Court Judge



Karly B. Walton (16601)
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IN THE SECOND DISTRICT COURT, OGDEN DEPARTMENT
WEBER COUNTY, STATE OF UTAH

JOHN PICCOLO, an individual Plaintiff, vs. FACTORY & COMPANY OGDEN, LLC dba FACTORY CO. (only) , a Utah limited liability company, DANA DANIELS (only) , Defendants.	DEFAULT JUDGMENT (Tier 2) Civil No. 250906236 Judge: REUBEN RENSTROM
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Based on Defendants', FACORY & COMPANY OGDEN, LLC dba FACTORY CO and DANA DANIELS, failure to appear and answer the Complaint, after having been served on October 4, 2025, pursuant to the Alternate Service Order issued on October 1, 2025, and having failed to appear and file an answer, good cause is shown. IT IS ORDERED, Plaintiff is granted a Default Judgment against Defendants in the amount of:

Principal Balance (Lease amounts through July 2026)	\$74,993.25
Treble Damages	\$73,500
Service & Certified Mail Costs	\$229.56
Court Costs	\$375
Attorney Fees	\$11,479.00
MINUS Stipulation Amount Paid by Defendant Merrill	-\$30,000

Total Due as of July 22, 2026	\$130,576.81

PLUS 12% interest per annum on the judgment per ¶5 of the Lease and Utah Code Ann. §15-1-4(2)

IT IS FURTHER ORDERED, that this Judgment may be augmented for all additional amounts owed per the Lease and Utah law, including rental amounts incurred through when the Lease expires or the Property is re-rented, whichever is sooner, and reasonable attorney fees and costs incurred in collecting the Judgment, as shall be established by motion and affidavit.

ORDER EFFICTIVE UPON THE DATE THAT THE COURT SEAL IS AFFIXED HERETO