

Operating rules.

Ohradní 1394/61, Prague 4 – Michle 140 00

I. Basic provisions

1. These Operating Rules are issued by Pilea Invest, a.s., company ID: 07697473, with registered office at Nádražní 613/38, Moravská Ostrava, 702 00 Ostrava (hereinafter referred to as the "Operating Rules").
2. The provisions of these Operating Rules apply to the parking lot.
3. These Operating Rules are intended for all persons entering the parking lot area. These persons are obliged to comply with the Operating Rules. By entering the Parking lot, users agree to these Operating Rules.
4. As part of its business activities, the Owner, among other things, leases parking spaces, arranges for the reservation of parking spaces, payment for parking spaces and related services described below in these Parking Lot Operating Rules.
5. Only motorized vehicles of the parking space lessee can be parked in the parking space. These vehicles must be registered in the records of the building manager or in the reservation system.
6. By fulfilling this condition, the lessee has the right to use communal spaces. At the same time, he is to abide by the provisions of these Operating rules or other possible legal and technical regulations.
7. Only the lessee of the space or a person authorized by him or persons in his company are allowed to drive into and have access to the space. For the duration of these

people's stay in the Parking lot, the lessee of the space is liable for any possible damage they cause. In no event is it possible to allow another motorized vehicle that has no reservation to drive in.

8. In the event of any problems with making a reservation/opening the garage, please contact the agent – MR.PARKIT s.r.o. (Ltd.) (tel: +420 277 277 977)

II. Definition of terms

For the purposes of these Operating Rules, the terms used herein shall have the following meanings:

Owner

means Pilea Invest, a.s. Nádražní 613/38, Moravská Ostrava, 702 00 Ostrava, IČO: 07697473;

Building

means the building located at Ohradní 1394/61, 140 00 Praha 4;

Area

means a fenced outdoor area consisting of a building and land parcel No. 1307/26, other area, registered on the title deed No. 2124 in the cadastral area Michle, municipality of Prague;

Real estate

means the building located at Ohradní 1394/61, 140 00 Praha 4 - Michle on plot No. 1307/10, of which the building is a part, and plot No. 1307/26, other area, all registered on title deed No. 2124 in the cadastral territory of Michle, municipality of Prague;

User

means a natural or legal person (tenant, sub-tenant and their employees) who has a lease agreement with the owner (landlord) for the rental of a parking space/ parking spaces in the car park (or a person authorised by the owner) or who has created a reservation in the MR.PARKIT system;

Parking lot

means an area within the premises, adjacent to the building, which can be used for parking vehicles; parking spaces in the parking lot area are marked with horizontal and vertical markings. The car park is located on the undeveloped part of the land parcel no. 1307/26, in the area of the land plot Michle, access to the car park is from Ohradní Street, Michle;

Pedestrian

for the purposes of these Operating Rules means, in particular, any person in the Parking Lot area outside the vehicle, as well as the user or his/her passenger if he/she leaves the vehicle in the Parking Lot area;

Vehicle

for the purposes of these Operating Rules means passenger cars and light vans en 01. and single-track vehicles that meet the technical condition, in particular in accordance with Act No. 38/1995 Coll., on the technical conditions of operation of road vehicles on roads, as amended, and Decree No. 102/1995 Coll., on the approval of technical fitness and technical conditions of operation of road vehicles on roads, as amended, and whose vehicle dimensions correspond to the technical possibilities of the parking lot;

Parking space

is a space (area) defined and appropriately marked by vertical or horizontal traffic signs for parking a vehicle (category passenger car) or otherwise defined space for parking vehicles;

Manager

means a person appointed by the owner to ensure the operation and management of the property. The administrator performs the operational management of the property, is responsible for its overall operation, his/her competence includes supervision over compliance with the Operating Rules, decision-making on operational matters of the property,

coordination of the operation of users, management of service companies, etc.

The Operating rules are binding for all users. The User is obliged to ensure compliance with the Operating Rules by its visitors in their entirety and is responsible for any violation of the Operating Rules by them.

III. Entrance to the parking lot, opening hours

1. Access to the car park is available to users around the clock. The car park is accessed through one entrance gate from Ohradní Street, via a GSM gate.
2. Access to the car park is allowed to users under the conditions of compliance with regime restrictions and organizational measures resulting from the rules of the lease relationship and the Operating Rules (including the determination of permitted entrances and exits, routes and protected zones, etc.).
3. From 20:00 to 08:00, the user is obliged to observe the night-time quiet in the entire area and property.
4. The occurrence of unauthorized or suspicious persons (disorderly conduct, theft, under the influence of alcohol/ substances, etc.) in the property and/ or in the parking lot shall be reported immediately by the user to the Police of the Czech Republic (tel.: 158 or 156) or by the user to the MR.PARKIT customer service line +420 277 277 977, who will contact the Police in coordination with the manager.

IV. Maintenance, cleaning and repairs

1. The user is obliged to use the areas of the parking lot in such a way as to prevent damage and disruption of traffic.
2. The user shall immediately report any detected defects that fall under the responsibility of the property owner to

the property manager or to the MR.PARKIT customer service line +420 277 277 977.

3. No pallets, goods, finished products, semi-finished products or other items may be stored in the parking lot.
4. The user is obliged to maintain the parking lot in good and proper condition.
5. The user is obliged to keep the parking lot in order, not to leave behind garbage, not to pollute the surface of the parking lot, washing and repair of vehicles is FORBIDDEN in the area for the entire rental period.
6. Vehicles that are leaking oil or other fluids are prohibited from parking in the lot.
7. Users are strictly PROHIBITED from keeping or storing any HAZARDOUS WASTE within the entire premises.

V. Parking

1. Only vehicles may enter and park in the parking lot area.
2. In all areas of the parking lot, the provisions of Act No. 361/2000 Coll., on traffic on roads and on amendments to certain acts, as amended, apply, which users are obliged to observe unconditionally.
3. Operation of the parking lot is continuous.
4. Users are obliged to follow the traffic signs in the parking lot and other instructions on the information boards installed in the parking lot.
5. Users are entitled to park their vehicles exclusively in the spaces (areas) designated for this purpose by the appropriate markings in the car park and to occupy only one parking space per vehicle. If the user parks the vehicle in such a way that it interferes with another parking space, the user shall be obliged to pay the parking fee for such other parking space.

6. Users are not allowed to park vehicles in parking spaces reserved for other users.
7. The Owner reserves the right to change the Operating Rules without prior notice.
8. The parking lot area is used by users to park their cars only in marked parking spaces.
9. IT IS STRICTLY FORBIDDEN TO BLOCK THE ENTRY/EXIT OF THE INTEGRATED RESCUE SYSTEM.
10. It is FORBIDDEN to place or store any goods or materials within the outdoor areas, such as the sidewalk, within the premises. In the event of a violation of such regulations, the user bears all responsibility.
11. Parking spaces designated for occasional parking and supply must be used only in spaces so marked. The Administrator shall notify the user of the spaces designated for supply (where parking is available). The User acknowledges that there are other vehicles parked on the premises whose parking spaces are marked. The user will not use or block these parking spaces.

VI. Fire and safety rules

1. Animals (such as dogs, cats, etc.) may only be brought onto the premises/property with prior written permission from the owner, otherwise bringing animals onto the premises is not permitted (except guide dogs). It is prohibited to walk dogs on the premises.
2. The free movement of children and minors within the entire premises and building is PROHIBITED. It is the responsibility of the user to ensure that children and minors are accompanied by a responsible adult at all times.
3. There is a strict NO SMOKING POLICY throughout the premises except in designated areas and a strict NO ALCOHOL AND SUBSTANCE USE POLICY.

4. The user is not allowed to carry out any maintenance and repair of vehicles, wash vehicles, carry out any other activities not directly related to parking vehicles, in particular to carry out distribution of leaflets, canvassing, sales activities, etc, to handle and store fuel and oil in the car park, to smoke and use open fires, to deposit any objects and pollute the areas, including leakage of operating fluids from the vehicle, to bring or transport in vehicles in the car park substances that could endanger the car park area and its equipment, other persons moving in the car park, or could disturb others by unpleasant smell, noise, etc., to leave persons, valuables and animals in parked vehicles
5. If the operational need, other urgent interest or extraordinary events require it, the user is obliged to tolerate the restriction or interruption of the use of the parking lot for the time necessary. The owner or MR.PARKIT s.r.o. shall notify the user of the restriction or interruption of the use of the car park at least 1 day in advance, except in events where this deadline cannot be met.
6. Only designated roads may be used to enter and exit the parking lot.
7. The speed of vehicles in the area is limited to a maximum of 15 km/h.
8. It is forbidden to leave the vehicle engine running while parking.

VII. Other parking instructions

1. In the event of a fire, all persons present in the parking lot area are obliged to follow the instructions given in the parking lot area or by the intervening fire brigade or police.

VIII. Liability for damages

1. The lessee is aware of the fact that the parking is not guarded, which means that the owner of the parking nor MR.PARKIT is

- obliged to guard the vehicles parked inside for the lessee.
2. Users are liable for any accidents/damages caused by carelessness, intentional or otherwise, especially as a result of violation of these Operating Rules. Users are obliged to immediately inform MR.PARKIT on the customer line +420 277 277 977 and the Technical and Operational Administrator of any accident or damage to their property or that of third parties.
3. In the event of a vehicle breakdown resulting in a blocked part of the car park, the driver is obliged to do everything possible to prevent an accident. The user shall notify MR.PARKIT of the blockage by calling the customer service line +420 277 277 977 and the Technical and Operational Manager.
4. The owner of a parking space as well as the agent is not in any way liable for damage incurred by persons, animals, or items that are to be found on the parking lot premises. The owner of a parking space as well as the agent is not liable for damage caused as a result of a random event or force majeure (such as armed robbery, the spontaneous combustion of a parked vehicle, weather conditions (snow, ice, etc.) war, a terrorist attack, sabotage, etc.).
5. The owner, as well as the agent, is not liable for damage caused to the vehicle and its accessories or other immovable property of the parker located in the parking lot or for damage caused by injury in the parking lot area. Vehicle accessories do not include items left in the vehicle by the user, e.g. luggage, valuables, documents, spare parts, etc. All damages to the driver's property or to third parties' property must be reported by the driver to the operator and MR.PARKIT on the 24/7 customer service line +420 277 277 978 immediately upon discovery, and always before the vehicle leaves the parking lot. After leaving the parking lot, the claim to discuss the

damage is irrelevant. After reporting the damage, the driver is obliged to ensure the presence of relevant police and to act as a witness in the investigation of the case.

6. The user is liable for damage to the owner by loss, theft or damage or destruction of the owner's property. In this case, the owner is entitled to require the user to pay a fine. This is without prejudice to the owner's right to compensation for damage to the owner's property.
7. The person availing themselves of the parking space declares that they have taken out liability insurance for damage caused by the operation of the vehicle (thirdparty insurance) or other insurance that is similar to third-party insurance insofar as it concerns the terms and conditions and insurance coverage.
8. The user is liable for any damages and losses caused to the owner by him or by visitors according to the provisions of the Civil Code on compensation for damages.
9. To ensure the above, the user undertakes and agrees to pay a fine of CZK 2,000 for each individual violation of the rules of these Operating rules.

IX. Final provisions

1. The basic rules for leasing and operating garages are laid out in the operating rules.
2. The owner of the garage space may unilaterally extend or supplement these operating rules.
3. Upon a breach of the rules stipulated by these operating rules or generally binding legal regulations, the manager, by agreement with the owner, may temporarily divest the lessee of his authorization to enter the area.

The English version of the Operation Rules of the garage is a translation of the original Czech version. It is only of an informative

nature. In the event of any discrepancy between the English and Czech versions, the Czech version takes precedence.

These operating rules take effect as of 26 June 2024.