

Operating rules.

Zirkon Office Center

Sokolovská 131/86, 186 00 Prague 8-Karlín

1. The use of a parking space is only possible on the basis of a duly concluded parking space rental agreement with the lessor or, in the case of a valid parking reservation made on the website or in the mobile application of MR.PARKIT (agent).
2. Entrance to/exit from the garages is from Sokolovská 131/86 and is only possible with a valid access card or parking reservation made on the MR.PARKIT website or mobile app. Individual parking spaces for long-term tenants in the garages are marked with the company name. Parking spaces designated for tenants with a reservation at MR.PARKIT are marked with the name "MR.PARKIT". Access to the garages (entry x exit) is available 24 hours a day.
3. If you encounter any problems with your reservation/access to the garage, please contact the agent - MR.PARKIT s.r.o. (tel: +420 277 277 977).

I. Car park users are required to:

1. park only in designated parking spaces. Parking outside of marked parking spaces is PROHIBITED on the premises and will be fined CZK 1,000, as will parking in someone else's parking space.
2. not to obstruct the movement of other users in the parking lot.
3. keep the parking lot tidy and clean.
4. in the event of damage to their vehicle while parking, report the accident immediately to the non-stop customer service line of MR.PARKIT: +420 277 277 978, and also at

the reception desk or to security personnel,

5. immediately report any suspicious activity in the parking lot to security personnel,
6. in case of fire, report it immediately to security
7. observe the maximum speed limit of 20 km/h and do not damage the road surface by accelerating or braking suddenly,
8. observe the ban on gas-powered vehicles,
9. comply with the maximum vehicle height of 1.9 m for vehicles entering the back part of the garages,
10. comply with the maximum vehicle height of 3.8 m for vehicles entering the front of the garages,
11. comply with the parking lot operating rules,
12. not to smoke or use open flames.
13. not to perform any repairs on motor vehicles, including maintenance and washing.
14. only start the engine immediately before leaving the garage.
15. if an audible signal and light signal indicating that the CO2 level has been exceeded is noted, immediately turn off the vehicle's engine, lock the vehicle, and leave the underground garage area.
16. if an audible signal and light signal indicating a fire alarm is noted, immediately turn off the vehicle engine, lock the vehicle, and leave the underground garage area.

II. Safety precautions when passing through the gate:

The owner, operator, or agent of the parking facility is not liable for damage to the vehicle caused by the gate/barrier/elevator door in the following cases. This also applies if the gate/barrier/door is equipped with a system that prevents collision with the vehicle (e.g., motion sensors):

1. Non-standard behavior when passing through - any deviations from the normal method of passing through that are not in accordance with the operator's instructions.
2. Insufficient time reserve when passing through - if the vehicle does not pass through the gate in time and comes into contact with the gate as it closes.
3. Other unusual behavior - any other behavior that is not normal and may cause damage to the vehicle or equipment.

III. Passing through the gate/barrier/elevator doors:

1. Once opened, you must pass through immediately, without unnecessary delay.
2. Passage must be smooth to avoid accidents or damage.
3. It is not permitted to stop directly under the gate/barrier or in the elevator doors.
4. In case of stopping in this area, the driver is responsible for any damage to the parking lot equipment.

IV. Recommendations for safe passage:

1. Observe the speed limit and ensure smooth movement of the vehicle.
2. Follow the signals (signs, traffic lights, etc.) and instructions for passing through the gate.
3. Make sure you have enough time to pass through safely.

V. Liability for damage

1. The lessee (driver) acknowledges that this is not a guarded parking lot, i.e., neither the parking space provider nor MR.PARKIT undertakes to guard the lessee's vehicle.
2. If the user discovers that their vehicle was damaged while parked in their reserved

parking space, they are obliged to report this immediately to the MR.PARKIT customer service line at +420 277 277 978 and to a security guard.

3. If the user causes damage to another vehicle, they are obliged to immediately inform the MR.PARKIT customer service line at +420 277 277 978 and the security guard, who will call the police so that the matter can be investigated.
4. If damage to their own property or that of third parties is discovered, everyone is obliged to report this fact to a security guard without undue delay.
5. All damage caused to the lessee's property or to the property of third parties must be reported by the lessee to the agent and security guard immediately after it is discovered, and always before the vehicle leaves the parking space. After leaving the parking space, the lessee loses the right to investigate the damage. After reporting the damage, the lessee is obliged to ensure the presence of the relevant police and to act as a participant in the accident or, if necessary, as a witness during the investigation of the case.
6. If the damage is only to the property of another parked vehicle and there is no obligation to report the traffic accident to the police, the parties involved in the accident may agree on who caused the accident. This agreement must be made in writing by completing the European Traffic Accident Report. In this case, the presence of the police is not necessary.
7. The parking space provider/intermediary bears no responsibility for damage caused to persons, animals, or objects found without reason in the parking area.
8. Neither the parking space provider nor the intermediary is liable for damage caused by accidental events or force majeure (such as armed robbery, spontaneous combustion of a parked vehicle, weather conditions (snow, ice, etc.), war, terrorist attacks, sabotage, etc.).

9. Neither the parking space provider nor the agent is liable for damage caused to the vehicle or other movable property of the lessee, nor for damage caused by injury on the parking lot premises.
10. The lessee declares that they have liability insurance for damage caused by the operation of the vehicle (compulsory liability insurance) or other insurance that is similar to compulsory liability insurance in terms of conditions and coverage.
11. Neither the provider nor the intermediary is liable for damage to a vehicle caused by the lessee's incorrect assessment of the spatial and other characteristics of their vehicle. In addition to the maximum height of the vehicle, it is also necessary to consider the height of the vehicle above the road surface, including the impact of bumpers, spoilers, etc., so that no damage occurs due to a significant change in the slope of the access ramp and the access area to the ramp in question.
12. No activities other than those directly related to the parking of motor vehicles are permitted in the parking lot.

VI. Final provisions

1. The operating rules set out the basic rules for renting and operating the parking lot.
2. The owner of the parking space may unilaterally extend or supplement these operating rules.
3. In the event of a violation of the rules set out in these operating rules or generally binding legal regulations, the administrator may, in agreement with the owner, temporarily revoke the tenant's right to enter the premises.

These operating rules shall take effect on August 19, 2025.