

Operating rules.

Underground car park

Bastion Florenc

Křížíkova 2136/2A

Karlín, Prague 8, 186 00

I. General provisions

1. The following rules are binding for all lessees (hereinafter referred to as Users) in the Bastion Florenc building, service organizations and their employees.
2. Other integral parts of these regulations are the Fire and Evacuation Regulations, the Operational and Technical Regulations and the Occupational Health and Safety and fire protection Directives.
3. Each User is obliged to acquaint all his employees or service companies with the contents of all such documents.

II. Opening hours of the building

1. The Bastion Florenc building (public area, shops) is officially open to the public MON - SUN from 9:00 am to 9:00 pm. The building management in cooperation with the security service carries out random checks to see if the shops are open during these hours. If the shop is closed for more than 30 minutes, the User will receive a notification. In case the User receives 3 notifications within a month, he will be charged a fine of CZK 5.000, - for that month.
2. The User is not entitled to close the shop without the prior written consent of the building manager.
3. Stores must be open twelve months of the year without interruption or closure, Monday through Sunday inclusive, except

for exceptions granted and approved by the property manager for compliance with state regulations (state recognized holidays, forced closures, etc.).

Garages and reserved parking spaces

- Users can park in the underground garage in the 1st basement of the building only in the assigned space. Each User may park their vehicle in accordance with the lease agreement. Visitors may only park in spaces designated for visitors and must always inform the reception first before entering the premises. Authorization in the form of User access cards is required to enter the garage.
 - Despite the pre-announced supply, there is no parking in the supply ramp area. The supply ramp does not serve as a parking lot, even temporarily!
 - It is forbidden to block the entrance to the garage and to park on the traffic routes within the underground parking.
 - Cars parked in the wrong place will be dealt with by security and government authorities.
 - Full details are given in the garage regulations.
4. It is forbidden to smoke, use open flames, store or discharge flammable liquids and gases, store fuel or oil or gas tanks, wash or repair cars, or park cars that leak fuel or oil in the underground parking areas.
 5. In the underground parking areas, parking is prohibited for CNG and LPG cars and all types of electric vehicles due to fire safety of the building. This prohibition is also regulated by the garage signage.
 6. Maximum passing height is 2.0 m.
 7. Bicycles may only be stored in underground garages in designated parking spaces.
 8. The property management and property owner are not responsible for damage to vehicles or theft.

III. Location and distribution of the internal underground car park

1. The underground car park is located in the 1st basement of the building and the entrance/exit is via a ramp to the west with the exit perpendicular to Křížíkova Street under the main thoroughfare. The building management is responsible for the allocation of parking spaces.

IV. Binding rules of use

1. The regulations of the car park are governed by the provisions of Act No.361/2000 Coll., on road traffic and Decree No.294/2015 Coll. The provisions of these operating rules are binding for all Users.
2. Drivers of all parked vehicles are obliged to respect the traffic signs, the instructions of the supplementary information boards, these operating rules, the instructions of the building administration and the parking lot attendants when entering the parking lot, when parking the vehicle and when leaving. The operator is designated and authorised to regulate the traffic of entering and exiting vehicles in emergency situations in the entire car park.
3. The car park may only be used for the arrival and parking of vehicles of the building management, users and, if applicable, visitors of the user, but with the prior permission of the building management. Visitors may only park in spaces designated for visitors and must always inform the reception before entering the premises. To enter the garages, authorisation is required in the form of User access cards. The User is obliged to lock, secure and secure the vehicle against spontaneous movement before leaving.
4. Other vehicles, especially special vehicles (e.g. tow trucks, vehicles equipped with loading mechanisms, advertising vehicles, etc.) may enter the parking lot only after

reporting to the building management. This notification must be made in person at the reception desk or at the central control room.

5. Vehicles are allowed to enter only the areas defined by horizontal markings. The parking attendants will consider parking (even for a short time) above the horizontal markings, parking in violation of the vertical traffic signs, parking in yellow lanes, entrances, exits, places legally marked (even with portable signs), places not marked or designated for pedestrians including crosswalks, or in reserved areas (reserved areas include parking spaces reserved for vehicles of disabled citizens or for families with children) to be improper parking. For the purposes of these Operating Regulations, disabled persons' vehicles are only vehicles marked in accordance with Decree No. 294/2015 Coll.
6. Parking spaces in the underground car park are only for vehicles with a maximum permissible height of 200 cm and a maximum axle load of up to 3,500 kg. Vehicles must be in good roadworthy condition and approved for use on the road. Vehicles with electric, LPG and CNG propulsion are not allowed to enter the indoor underground car park.
7. It is also not allowed to park vehicles with a trailer, caravan and trucks with a total weight of more than 3500 kg.
8. Vehicles with snow chains on wheels or studded tyres are not allowed to enter the car park.
9. The speed of cars throughout the parking area must not exceed 20 km/h and the vehicle must not exceed the speed permitted by the traffic signs at the entrances to the parking areas.
10. When vehicles exit, it is necessary to leave the area under the exit barrier as soon as possible to prevent the barrier from being lowered onto the vehicle.

V. Prohibitions

1. Perform vehicle maintenance and repairs, including topping up operating fluids, testing engine operation and honking.
2. Cleaning the inside of vehicles, littering and throwing away cigarette butts, shovelling mud from vehicles and otherwise fouling parking areas.
3. To wash or clean the bodies and engines of parked vehicles, , to photograph, film or make video recordings, , to conduct practice driving lessons.
4. To move drunk persons or persons under the influence of narcotic and psychotropic substances impairing attention.
5. In the event of persons remaining in parked vehicles for longer than strictly necessary, the Facility Management, if it deems it appropriate, is entitled to demand an explanation from these persons.
6. Ride bicycles, scooters, roller skates, skateboards or other means (e.g. go-karts).
7. Leaving animals unattended in the vehicle or letting them run loose (e.g. dogs without a leash, muzzle).
8. Leaving children unsupervised.
9. Conduct booth or errand sales without written permission approved by the Facilities Management, conduct dealership activities, and any political, assembly or demonstration activities, including charitable events, without written approval of the Facilities Management. In addition, the posting of flyers, banners, slogans, appeals, etc., including on the windows or bodies of parked vehicles, is prohibited in the parking lot.
10. Beg, perform any dancing, eskamotery, music or singing, or engage in any other entertainment activities including betting, lottery or gambling.

11. Damage the building equipment located in the parking lot.
12. Park outside of opening hours or outside of designated parking spaces (except for vehicles with the written consent of the facility management and Users).
13. Smoking and using open flames.
14. Put away and store objects of all kinds, especially objects made of flammable materials.
15. It is strictly forbidden to enter the underground car park via the entrance and exit ramps!

VI. Fire protection and evacuation

1. The fire protection of the car park is described in the fire regulations for underground garages, including escape plans. There are escape routes from all floors marked in accordance with the relevant regulations.
2. When an evacuation is declared, all persons present in the car park, including drivers of parked vehicles, are obliged to obey the orders of the emergency (or security) services and, where appropriate, the building management. Opening hours of the car park to the public and access to the car park:
3. The opening hours of the parking lot are determined by the facility management as follows:
4. MON-SUN: 0:00-24:00 - for arrival and departure of Users' and facility management vehicles.
5. MON-FRI: 8:00 a.m. - 5:00 p.m. - for others, or at other times with written approval of the facility management.
6. The car park is accessible from the 1st floor (ground floor) by a staircase or by lift V3.
7. It is strictly forbidden to enter the underground car park via the entrance and exit ramps!

8. Penalties for violation of the terms of the Operation rules of the underground car park
9. Vehicles interfering with parking lot traffic or vehicles in violation of these regulations will be towed from the building's parking area at the expense of the owners of these vehicles.
10. In the event of a violation of the Parking Regulations or the above-mentioned legal standards, the operator is entitled to install a technical device on the vehicle to prevent the vehicle from leaving (hereinafter: "parking boot") until the offence is clarified.
11. Users who repeatedly violate the provisions of these regulations, including other regulations and provisions of the facility, or have other outstanding obligations to the facility management (unpaid rent, etc.) may be temporarily or permanently prevented from parking in the facility.
12. The Lessor expressly reserves the right to claim further damages.

VII. Final provisions

1. For security reasons, the car park is monitored by CCTV 24/7 with recording.
2. The User agrees that data related to the use of the car park will be stored on a data carrier for a period of 7 days. The Lessor undertakes to comply with the provisions of the Data Protection Act when processing the data.
3. The partial invalidity of certain provisions does not affect the validity of other provisions.
4. Illegal actions against the Users of the underground car park of the building shall be dealt with on the basis of notifications by the affected persons through the building management or the security service of the building, the Police of the Czech Republic and other law enforcement authorities.
5. Other rules and regulations of the facility shall also apply in the parking lot. These Operating

Rules for the underground parking lot of the facility shall become effective on January 1, 2023.

VIII. Building management

1. All the operation of the building, as well as the registration of repairs, maintenance and statutory inspections of the technical equipment of the building, including their installation, is the responsibility of the building management (contact: kolumpkova@florenc.cz). This mainly concerns the management of the public areas, the main distribution systems and technologies of the building and the building's facilities. Problems with the technical equipment of the User's individual units are solved by each User on their own, with the possibility of requesting technical assistance from the building management. A price list of services will be provided to the Lessee upon request by the building management.

Electrical installations and equipment in non-residential premises

- Switches, switchboards, etc. must always be accessible (free space of at least 80 cm on the sides and in front of the device).
- Damaged wiring, sockets, etc. must be repaired or replaced immediately (repairs must only be carried out by a qualified person).
- All electrical wiring and equipment must comply with applicable technical standards.
- Office equipment should be switched off after working hours.
- Goods must not be stored closer than 50 cm from a light or heat source and at least 50 cm below the level of the sprinkler heads.
- Only electrical appliances up to a certain power input (up to the maximum value of the circuit breaker) may be connected to the electrical sockets, which must not be exceeded.

- Non-functioning or faulty light sources must be replaced or switched off immediately.
 - Bulbs and fluorescent lamps must not be enclosed in tight spaces without sufficient airflow.
 - It is forbidden to attach or hang objects of any kind on the sprinkler piping, lighting and electrical wiring.
 - All electrical appliances in tenants' day rooms (shops and kitchens) must be fitted with a time switch and all thermal appliances (cookers, coffee makers, kettles etc.) must have flame retardant pads.
 - Regular inspections must be carried out on all electrical equipment, electrical distribution systems up to the switchboard, once every 2 years. Regular inspections of electrical installations must be carried out on a regular basis. Appliances (kettles, printers, computers, lamps, etc.) within the time limit of once a year. Any defects found must be rectified immediately. Copies of the inspection reports must be submitted to the building management for inspection and subsequently stored in the rental unit.
 - The User undertakes to inform the Lessor of this fact in the event of a plan to carry out modifications or interventions in the electrical distribution in the Facility and subsequently, after the changes have been made, to provide a valid revision related to the change.
2. The User undertakes to use only such devices and equipment in such quantity and of such nature as are permitted by the approval decision. The electrical apparatus to be used by the User in the building shall be subject to the prior approval of the building management.
 3. No electric heating equipment shall be used in the Non-Residential Premises unless approved by the lessor.
4. Any equipment and apparatus used or installed by the User in the Non-residential Premises and the activities carried out in the Non-residential Premises shall comply with the Law and Czech standards and shall be approved by the competent authorities, if such approval is required.
 5. The User shall ensure that the handling and use of any equipment and apparatus in the Non-residential Premises is carried out in accordance with the instructions for the particular equipment and apparatus and that the use and handling is only carried out by persons trained, authorised or qualified for such use or handling.
 6. The User may not make any alterations to the leased unit that may jeopardize the exercise of the rights of other Users or the property owner. The User may make alterations to the appearance of the property or to the internal layout of the unit only with prior consultation with and the prior written consent of the property management.
 7. In emergency cases, especially, but not exclusively, for the purpose of removing a sudden breakdown of e.g. gas, water, waste pipes and heating, cold water pipes, electronic security system, electric fire alarm and electrical wiring, the User is obliged to provide access to the rental unit. This situation will be resolved by having all means of access (cards, keys) sealed by the User and stored in the central command centre at the security guard's safe. These will only be used in emergency cases with justification and with notification of the User.

Technological premises

- The User does not have access to the central technology of the building, which is located in the 2nd basement and on the roof of the building. Unauthorised persons are prohibited from entering these areas. These areas are permanently locked and only

the building management and authorised service personnel are allowed to enter.

- **In the reasonable event that access to these areas is required, it is necessary to contact the building management.**

IX. Smoking

1. The User is obliged to observe the prohibition of smoking and open fire in the entire building, including the interiors of the rented premises. For the purposes of these House Rules, smoking is considered to be the possession or handling of a lit tobacco product, regardless of whether the smoke is actively inhaled or exhaled within the meaning of point 17 of the Annex to EU Council Recommendation No 2009/C296/02, and lighting candles and other decorative items using an open flame, including in protective covers, is also considered to be lighting an open fire. Failure to comply with the prohibition of smoking on the premises may be grounds for eviction or removal of persons from the premises. In the event that any employee of a User is found smoking anywhere on the premises in violation of this no smoking policy, he/she will be reported to his/her employer.
2. **The user who is the employer of such an employee will be fined CZK 5.000 for each detected case.**

X. Výtahy

1. The passenger lifts are fully operational and available 24 hours a day. The appropriate authorisation is required to put the lift into operation. There are a total of 5 lifts in the building and they are marked V1 - V5. **Persons over 10 years of age may use and operate the lift independently. Younger persons must be accompanied by a responsible person.**
2. The operation of the lifts is supervised by the building management, through its employees, so their instructions must be

followed. Each lift has basic information about the operation of the lift, including the capacity and maximum load, which must not be exceeded, displayed outside and at the entrance. For these cases, the lift is equipped with a weight overload control which is indicated by a red light on the control panel in the lift car and the lift will block the ride.

3. **There is a ban on jumping in all elevator cabs, forcible restraint of opening and closing doors, and a strict no smoking policy in all elevators. Elevator shafts are equipped with a bell and a direct telephone connection to the central control room, which provides assistance in the event of an elevator malfunction. The contact point for an emergency situation is the central control room.**
4. Elevator V3 serves the 2nd basement (technical background of the building), 1st basement (garages) and ground floor (reception). No authorization is required to operate this lift, it is already required for the area where the lift is located.
5. Elevators V1 and V2 (only for the administrative part) require authorization from the Users when entering the building by means of a chip identification card at the turnstiles and control of the floor selection, and the operation of the elevator in the direction of the higher floors is already subsequently without blocking.
6. Lifts V4 and V5 are located next to each other and are situated next to the loading ramp. Lift V4 is intended exclusively for the transport of waste between basement 2 and basement 1, ground floor and first floor. Lift V5 is exclusively for the supply of commercial units. To operate both elevators, authorization is required to call and select the floor in the elevator using a chip/controller. Both of these lifts are not intended for passenger transport! The elevator is operated by push-button controls

in the cabins and on the platform on each floor. For the call buttons on the platforms, only one button operation is allowed - up or down, depending on the direction of travel selected. Pressing both buttons is unnecessary and delays traffic!

7. Lifts must not be used for transporting bicycles.

XI. Security service

1. The security of the building is ensured by the round-the-clock service of a service company (hereinafter referred to as "Security Service" or "Security"), whose employees receive instructions from the management of the building and are fully responsible to it. The security guards are responsible for the security and order in the common areas of the building and are as follows: **Physical security (individual guards, central control room staff, security manager), electronic security equipment (EZS, EPS, CCTV) - continuously. In case of an emergency, employees of any User of the business or administrative unit can call the central command centre 24 hours a day, tel.: 221 895 455., or other contacts see Article 1 of these Regulations.**
2. The Security Service is responsible for security in the Bastion Florenc. Within this framework, the security staff performs inspection rounds in the jointly used areas of the building, but not inside the sales units of individual Users. In the event that criminal activity occurs in the premises of the sales units (e.g. theft or damage to the User's property, endangering the life and health of the User or his/her employees, etc.), the security service may intervene and detain the perpetrator of the crime. If the User of the sales unit or his/her employees are inside at the time of the crime, the security service may only intervene with their consent.

3. **In such a case, the central command, the building manager and the Police of the Czech Republic must be informed immediately.** In the event that the User or any of its employees receives an anonymous notification or otherwise discovers that an explosive device (bomb) is stored in the building or its vicinity or that there is another imminent danger threatening life, health and property, the User must immediately inform the central command of this fact. The Security Service employee at the central command post shall immediately report this information to the Police of the Czech Republic, the Security Manager and the building manager. Users and their employees are obliged to follow the instructions of the Police and the Fire Brigade. In the event that the Police of the Czech Republic or the Fire Department order the evacuation of all persons from the building, Users and their employees are required to leave the Florenc Bastion facility immediately so that it can be closed immediately. The building will be reopened after the entire incident has been investigated by the Czech Police (bomb squad) and in accordance with the instructions of the Czech Police.

XII. First aid

1. In the event of sudden nausea or injury to a visitor to the facility or an employee of the User on the premises of the facility, first aid shall be administered by the employees of the sales or administrative unit in which the incident occurred, or by the employees of the sales or administrative unit nearest to the scene of the incident. Each User shall be obliged to equip the premises used by him with a properly equipped first aid kit and to carry out a check of its equipment once every six months. Verifiable records of the checks must be kept (e.g. a log book to be included in the first aid kit). The User is obliged to produce the first aid kit and these records on request of the

building management, in particular during Occupational Health and Safety and fire protection inspections.

2. **In the event of an emergency, especially in a life-threatening situation, the users of the business or administrative units shall call the emergency services at the telephone number 155 or the emergency line 112 and then inform a member of the central command staff.**
3. **In the event that such an event occurs in the common areas of the Bastion Florenc building, any employee of the building, including all employees of the Users of the commercial and administrative units, who witnesses the event or is notified of it by a customer, is obliged to immediately report the event to the central command. In such a case, first aid shall be provided by an already informed employee of the central command of the building and a report of such event shall be drawn up with the victim or his representative. A copy of such a report may be issued to the victim or his representative on request. The original of the report shall always be sent to the premises administration after it has been drawn up and before it is filed at the central control room.**
4. **The infirmary is located in the central command room by the security guard.**

Dispensary equipment:

- first aid kit

XIII. Fire protection

1. The lessee shall conduct himself/herself in the leased and shared premises in such a manner as to prevent the occurrence of fire or other damage and acknowledges that he/she has thoroughly familiarized himself/herself with the guidelines and plans that will be provided and described prior to the opening of the premises:

- fire hazardous areas,
 - the location and content of fire alarm directives and the method of declaring a fire alarm, the location of the fire alarm station, etc.
 - location and use of portable fire extinguishers and fire hydrants, and that, in accordance with the provisions of Section 16 of the Fire Protection Act 133/1985 Coll. as amended, it will provide the required training for its employees.
2. In the event of a fire, the user shall follow the fire alarm regulations and evacuation regulations, or the instructions of the fire watch of the Bastion Florenc building.
 3. The User is obliged to familiarise its employees with fire protection to the extent that they have been familiarised with it by the Lessor or the management of the building.
 4. The rental units shall be equipped with portable fire extinguishers, if required by the fire safety solution, and the User shall be obliged to ensure regular checks and revisions of such portable fire extinguishers. The user shall ensure regular inspection of portable fire extinguishers - in accordance with Section 7 of Decree No 246/2001 Coll., to the extent and in the manner specified by the legislation, normative requirements and the accompanying documentation of its manufacturer, but at least once a year.
 5. Firelocks (doors) must always be closed (not locked) and their functionality must not be restricted in any way (e.g. using stops to prevent them from closing, or stopping them with any material). In case of non-compliance with this order, the responsible User will be charged a fine of CZK 10,000 for each one such case.
 6. Escape exits (doors) must not be locked or otherwise blocked during operating hours.

7. If fire doors and escape exits are damaged, contact the building management or the central command immediately.
8. The occupier must, within the statutory time limit, request a statement from the State Fire Control Authority on the risk of fire in non-residential premises. A copy of such request and the statement from the appropriate authority shall be submitted by User to lessor within five (5) days of its submission or receipt. Such documentation shall also be forwarded to the management of the management of the Premises.
9. The provision of portable fire extinguishers and hydrants in the common areas and technical facilities of the Shopping Facility shall be provided by the Facility Management, which shall also ensure that they are regularly reviewed and inspected.

Activities of persons in case of fire:

- Every person has a duty to report a fire sighting.
- In the event of a fire in the building, call the fire call centre at 221 895 455. If the fire call centre cannot be reached, then call 150 or 112.
- When reporting a fire, advise - who is calling, where the fire is and what is burning.
- The fire alarm is announced by calling "fire", siren, or EPS elements and alternatively by telephone to designated telephone numbers.
- After the fire alarm is declared, everyone will leave their workplaces quickly and go to the evacuation area on the public roads in front of the Florenc Bastion building, where they will wait for further instructions. **During evacuation it is necessary to keep calm and discipline!!!**

XIV. Occupational Health and Safety (hereinafter referred to as OHS)

1. From the date of signing the Lease Agreement until the end of the lease term,

the User is obliged to ensure the following in the non-residential premises:

- occupational safety and control of compliance with conditions for safe and health-safe work according to Part Five of the Labour Code as amended, including compliance with safety, hygiene, fire safety and environmental regulations,
 - equip their employees with protective workwear.
2. Before commencing activities in the non-residential premises, but no later than the date of signing the lease agreement, the User is obliged to ensure that its employees are familiar with the safety instructions for use (occupancy) and activities in the Lessor's premises. The User is obliged to provide its employees with fire safety training on the Lessor's premises. The User shall provide such training and safety instructions to its employees on a regular basis and always before signing a new employment contract.
 3. Both parties agree that the User, who is also the employer:
 - is responsible for occupational safety and health independently, in particular within the meaning of Section 101-105 of the Labour Code No. 262/2006 Coll., as amended,
 - is itself responsible for the registration, recording and submission of records of work accidents to the state supervision and health insurance company for accidents that occur to its employees in non-residential premises or in the building, or on machinery or equipment provided by the Lessor, within the meaning of §105 of Act 262/2006 Coll. as amended; one (1) copy shall be given to the Lessor, is solely responsible for registering, recording and submitting records of work accidents to the state supervision and health insurance company for accidents occurring to its employees in non-residential premises or in the Building or on machinery or equipment

provided by the Lessor, within the meaning of §105 of Act 262/2006 Coll., as amended; one (1) copy shall be provided to the Lessor, the User shall invite an employee of the Lessor - the security manager of the security agency - to register an accident at work that occurs to an employee of the User outside the non-residential premises of the Lessor. The Lessor and the User shall register the work accident jointly. It is the User's responsibility to submit records of work accidents to the state supervision and health insurance company.

- Before concluding the contract, the User is obliged to define in the lease agreement his representative or person responsible for Occupational Health and Safety and fire protection including contact details.
 - Before signing the contract, the User and the Lessor are obliged to prepare and provide each other with information about the risks in terms of occupational health and safety.
4. As part of prevention, the building management organises and provides safety training in the building with the following content:
 - Evacuation of Bastion Florenc
 - 1x per year fire alarm drill
 5. The User is obliged to allow the inspection of compliance with the regulations of the Occupational Health and Safety at Work by state authorities and employees who regularly carry out such inspections for the administration of the commercial facility. Any defects found during these inspections shall be removed by the User within the time limits set out in the records of these inspections.

XV. Liability for damages

1. The lessee (driver) acknowledges that this is not a guarded parking lot, i.e. neither the owner of the parking space nor MR.PARKIT is obliged to guard the lessee's vehicle.

2. In the event of damage to their property or the property of third parties, everyone is obliged to report this fact to the property manager without undue delay.
3. The owner of the parking space / as well as the intermediary shall not be liable for damages caused to persons, animals or things found in the garage area without reason.
4. The owner of the parking space / as well as the intermediary is not responsible for damages caused by a random phenomenon or force majeure (such as armed robbery, spontaneous combustion of a parked vehicle, weather conditions (snow, ice,...), war, terrorist attack, sabotage, etc.).
5. Neither MR.PARKIT nor the owner of the parking space shall be liable for damage to the parker's vehicle or other movable property, nor for damage caused by injury in the garage area.
6. The tenant declares that he/she has liability insurance for damage caused by the operation of the vehicle (compulsory liability insurance) or other insurance which is similar in terms and coverage to the compulsory liability insurance.
7. It is the tenants' responsibility to report any unknown persons found in the building to the building manager.
8. 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.

9. The garage operator and MR.PARKIT are not liable for damages to a personal vehicle caused by the owner's incorrect assessment of the vehicle's spatial and other characteristics. In addition to the maximum vehicle height, it is necessary to consider the height of the vehicle above road level, including the effect of bumpers, spoilers, etc., so that damage is not caused by a significant change in the inclination of the ramp and the approach area to the ramp.
10. The User shall be solely responsible for any damages resulting from the failure to comply with the obligations and instructions as set out in Articles 1 to 14 above (except for the obligations of the Lessor).

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 Rules shall enter into force on the date of their publication and shall be binding on all Users.

In Prague on 1.1.2023