

# Operational rules.

## Garages City Tower

### I. Description of parking

1. These Parking Regulations govern the parking of vehicles in the underground garages of the CITY TOWER office building.
2. Entrance and exit to the garage area is located from Hvězdova Street, Prague 4 and is enabled by two lanes of the entrance ramp and two lanes of the exit ramp, which are equipped with an automated parking system.
3. Only motor vehicles of the tenant of the parking space may park in the parking space, which must be registered with the building manager or in the MR.PARKIT reservation system.
4. By fulfilling this condition, the tenant has the right to use the common facilities. In doing so, he/she shall be subject to the provisions of these operating regulations and other legal and technical regulations, where applicable.
5. Entry and access to the facility is only permitted to the tenant or a person authorised by the tenant and to persons accompanying the tenant or drivers with a valid reservation with MR.PARKIT. During the stay of these persons in the parking facility, the parking tenant is liable for any damages caused by these persons. In no case may another motor vehicle for which no reservation has been made be allowed to enter.
6. In case of any problems with the reservation / opening the gate, please contact the intermediary - MR.PARKIT s.r.o. (tel: +420 277 277 977).

### II. Entry / Exit for drivers with a valid reservation in the MR.PARKIT reservation system:

1. Drivers with a valid reservation in the MR.PARKIT reservation system can only enter the garage from the left lane.
2. The driver arrives at the entrance barrier, calls the phone number indicated on his reservation confirmation during the validity period of his reservation and waits for the entrance barrier to open.
3. The driver may only park in the allocated parking space.
4. To exit, the driver uses the exit barrier, which he opens again by calling the telephone number indicated on his booking confirmation.

### III. General instructions to the Parking Regulations

1. The parking spaces are intended only for passenger vehicles with a maximum height of 2.00 m and a maximum width of 1.80 m. In the underground garages there are also reserved parking spaces for motorcycles.
2. A maximum speed of 10 km/h is permitted in the garage area.
3. In the garages, drivers are obliged to comply with generally binding legislation on road traffic, road safety and traffic flow and other legislation governing road traffic rules (in particular right of way) and to respect the installed traffic signs.
4. Vehicles must be parked in the parking space so that no part of them extends into the adjacent parking space.
5. Every Renter of reserved parking spaces / driver with a valid reservation with MR.PARKIT has the right to use the reserved parking space in accordance with the terms

of the lease agreement and these Parking Regulations.

6. The garage attendant or other building management staff shall continuously check the correctness and legitimacy of parking in the individual parking spaces. It shall alert parkers, visitors and MR.PARKIT on the 24-hour hotline +420277277978 to any non-compliance with the Parking Regulations and shall continuously remedy such deficiencies.
7. If a particular vehicle is parked in a different location than allowed by its rental agreement, entry ticket or MR.PARKIT reservation confirmation, the garage attendant will document the situation. The owner of such a vehicle will be immediately asked to re-park it.
8. The lessee/driver with a reservation with MR.PARKIT shall pay a fee of CZK 1,000.- for each individual case of parking or parking each vehicle, in violation of these Parking Regulations, in a parking space other than the one assigned in the MR.PARKIT system.
9. Children under 15 years of age may only be in the parking area when accompanied by a person over 18 years of age.
10. The user of a parking space is obliged to report any fire immediately to the Reception - "Fire Alarm".
11. There is a strict ban on smoking and handling open flames in the entire underground garage area.
12. It is forbidden to enter any LPG or CNG vehicles.
13. When entering and exiting, it is necessary to wait for the barrier to be fully opened. It is forbidden to exit and enter closely behind the preceding vehicle without closing the barrier between vehicles.
14. It is forbidden to leave the engine of a parked or stationary vehicle running. No

electricity shall be drawn from the mains in the garage.

15. All roads are closed. In the event that a vehicle is immobile and obstructing traffic, the driver of the vehicle shall immediately ensure its removal from the road in cooperation with the garage attendant. If he fails to do so, the vehicle will be removed at his expense.
16. It is forbidden to carry out any vehicle repairs, washing, refuelling, oil and coolant in the garage area. The exception is the car wash area on the 1st underground floor of the building, where services are provided in accordance with their separate offer.
17. The use of audible warning signals is prohibited in the car park area.
18. The parking spaces may not be used even for short periods of time for purposes other than parking vehicles.
19. MR.PARKIT is obliged to ensure that any driver with a valid MR.PARKIT reservation is demonstrably familiar with these Parking Regulations.
20. The Lessor shall have the right to modify the Parking Regulations to ensure optimal operation of the garage. Modifications may be made by written amendment or by issuing a new Parking Regulations for the underground garages in the building.
21. In the event of an alert, fire alarm or evacuation of the building, Employees, Visitors, MR.PARKIT clients and Guests are obliged to leave the underground garage area immediately via the designated escape stairways.

### IV. 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. If the user of the garage or another person causes damage to the underground garage equipment or to another user of the parking space, he/she is obliged to report this fact to MR.PARKIT customer support (+420277277978) or to the garage operator or reception. The user is then obliged to pay for the damage in full.
3. All damages to the driver's property or to the property of third parties 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 garage. After leaving the parking space, the driver whose vehicle has been damaged is not entitled to a hearing. After reporting the damage, the driver is obliged to ensure the presence of the competent police and to act as a witness in the investigation of the case.
4. Neither the garage operator nor MR.PARKIT shall be liable for damage to a passenger vehicle caused by the owner's incorrect assessment of the vehicle's spatial and other characteristics. In addition to the maximum vehicle height of 2.0 m, the height of the vehicle above ground level, including the effect of bumpers, spoilers, etc., must also be taken into account so that damage is not caused by a significant change in the slope of the access ramp and the access area to the ramp in question.
5. The owner of the parking space / as well as the intermediary shall not be liable for any damage caused to persons, animals or things found in the parking space without reason.
6. The owner of the parking space / as well as the intermediary is not liable for damages caused by random events or force majeure (such as armed robbery, spontaneous combustion of a parked vehicle, weather conditions (snow, ice,...), war, terrorist attack, sabotage, etc.).

7. Neither MR.PARKIT nor the owner of the parking space shall be liable for damage to the vehicle or other movable property of the parker, nor for damage caused by injury in the parking area.
8. The parker declares that he/she has taken out 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.
9. It is the responsibility of the tenants to report any unknown persons found in the premises to the premises manager.

## V. Final provisions

1. The operating rules are binding for all drivers who park in the garage and the persons accompanying them.
2. In the event that any provisions of these Regulations conflict with the lease agreement, the provisions of the agreement shall prevail over the provisions of these Regulations.
3. Landlord reserves the right to amend and supplement these House Rules and Parking Rules as traffic conditions warrant. Landlord shall notify all Tenants in writing of any amendment or addition to the Home Rules or Parking Rules.
4. In the event of a violation of the rules set forth in these Operating Regulations or generally binding legal regulations, the Manager, in agreement with the Owner, may temporarily revoke the Tenant's right to enter the premises.

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.

The effectiveness of these Operating Regulations shall commence on 1.11.2024