

Operating rules.

Garage Vladislavova 17, Prague 1

Basic Provisions

1. Only motor vehicles of the parking spot lessee can be parked in the parking spot. These vehicles must be registered in the records of the building manager or in the reservation system.
2. Upon meeting this condition, the lessee is entitled to use the shared facilities, subject to the provisions of these rules of operation and other legal and technical regulations, as applicable.
3. Only parking spot lessees may enter the garage by vehicle or by foot, or persons authorized or accompanied by them. The parking spot lessee is liable for any damage caused by such persons while they are in the garage. Motor vehicles cannot be admitted to the garage without a reservation under any circumstances.
4. Each parking spot lessee must heed the instructions and orders of the property manager / MR.PARKIT s.r.o., provided that those instructions and orders are in compliance with these rules of operation.
5. In case of difficulties with a reservation / opening the garage, please contact MR.PARKIT s.r.o. (tel.: +420 730 513 544). In case of any technical difficulties or breakdowns, please contact the building's central dispatching (tel.: +420 224 054 001).

General Principles for Using the Garages

1. The fire alarm guidelines and parking lot fire regulations are an integral part of the rules of operation.
2. By making a reservation and paying for the parking spot on www.mrparkit.com, each parking spot lessee confirms that they were informed of these rules of operation and consent to them in full. Lessees can access their leased parking spots using the entrance to the Building and access paths to the leased parking spots.
3. Only the parking spot user or another person who shows a valid smart card or parking spot reservation upon entry can access the parking area.
4. Lessees acknowledge that the garage is not guarded, i.e. neither the parking spot owner nor agent are obliged to guard the lessee's vehicle.
5. The parking spot owner and agent have no liability for damage caused to persons, animals and/or things located in the garage without reason.
6. The parking spot owner and agent are not liable for damage caused due to a random event or force majeure (such as armed robbery, spontaneous combustion of a parked vehicle, weather effects (snow, ice...), war, acts of terrorism, sabotage, etc.).
7. Neither MR. PARKIT nor the parking spot owner are liable for damage caused to the vehicle or other movable assets of the parking lot user, nor for damage caused by injuries incurred in the garage.
8. Parking users represent that they

have motor third party liability insurance or other insurance similar to liability insurance with regard to conditions and coverage.

9. Lessees can use the leased parking spots appropriately to the nature of the parking spots and must not allow damage or undue wear to the parking spots. Leased parking spots must not be used for production, handling and/or storage of, in particular, explosives, highly combustible materials, poisons or drugs, or for other activities that pose a threat to or have a negative impact on the environment (in particular through dust, noise or air pollution). Smoking, open flame and repairs of any kind on parked vehicles are prohibited in the Building.

10. It is not permitted to carry out any other activities in the garage that are not directly related to the parking of motor vehicles.

11. Lessees must follow the instructions of security staff and heed warning signs and symbols while using leased parking spots. When driving in the garages, lessees must adhere to the regulation on road traffic rules, keep to a maximum speed of 10 km/h and keep their lights dimmed or low. Users must secure the vehicle against theft after parking. Lessees must not leave money or other valuables in the vehicle while it is in the garage.

12. Lessees must follow the instructions for entry from MR. PARKIT – the gate is opened for MR. PARKIT clients based on telephone number recognition. Children under 15 must be accompanied by an adult in the parking lot.

13. Drivers must show a parking spot reservation on a parking slip, invoice or text message confirming the reservation in order to enter the facility.

14. Only passenger cars may enter the garage.

Entry is not permitted for deliveries and delivery trucks and all vehicles exceeding 1.9 m in height or 1.8 m in width.

15. Parking spots are designated based on CSN 73 6058 from 1987 for medium and large passenger vehicles, group 1 and subgroups 01 and 02, with the exception of caravans based on CSN 73 6058, as amended in 2001 (ICS91.090). Parking spots are 225 cm wide and vehicles should not exceed the recommended width of 1.8 m and must not exceed the maximum height of 1.9 m. If a vehicle exceeds the recommended width, the lessee must seek approval from the lessor / MR. PARKIT to park the vehicle in the garage.

16. The entrance and exit gates are controlled by smart card reader, automated equipment or mobile phone number recognition.

17. Do not enter or exit until the gate has fully lifted (stopped moving). Do not enter or exit immediately behind a moving vehicle. The barrier is closed automatically by photocell and this may result in damage to the gate or vehicle. If a user enters or exits immediately behind a moving vehicle, their parking spot reservation may be cancelled. The user must pay for the parking spot used without authorization.

18. The maximum speed in the parking lot is 10 km/hour. Exceeding this limit is considered a serious offense putting other parking lot users at risk.

19. While in the parking lot, drivers must follow traffic rules based on valid legal regulations (in particular priority to the right) and the signage installed in the parking lot (primarily the no parking signs in places with a yellow line).

20. If the lessee finds another vehicle in their leased parking spot, they must inform MR. PARKIT without delay using the hotline and

MR. PARKIT will provide an alternate spot for as long as necessary (to find the owner of the vehicle parked in the wrong spot). The lessee acknowledges that the lessor / MR. PARKIT is under no other obligations (such as a discount) as a result of this situation.

21. If the lessee does not adhere to the provisions of this agreement, in particular if they do not use their parking spot number and enter the parking lot without a valid reservation, the lessor (through MR. PARKIT) is entitled to require the lessee to pay for the parking spot used without authorization.

22. Vehicles moving in the parking lot must keep their low beams on at all times.

23. Vehicles that run on LPG or CNG are not permitted to enter the parking lot.

24. Entry and exit from the parking lot are one-way only.

25. Vehicles must be parked as close to the middle of the parking spot as possible so that no part of the vehicle is over the line.

26. Lessees must inform MR. PARKIT of any changes in parking, in particular changes in vehicle license plates or changes in the vehicles parked in particular spots.

27. Smoking and open flame are prohibited in the entire facility.

28. The lessor / MR. PARKIT can require the lessee to pay compensation for damage caused by breach of the lessee's obligations subject to a contractual penalty, including compensation for damage exceeding the amount of the contractual penalty.

29. In the interest of all parking lot users, we ask drivers not to leave their engines running for longer than necessary. Keeping the engine at idle in the parking spot is prohibited.

30. Vehicles exiting parking spots must give way to those already moving on the road.

31. Parking and stopping is prohibited outside the assigned parking spot, especially on the access roads leading in and out of the parking lot. If a vehicle cannot be driven and is blocking traffic, the vehicle owner must secure its immediate removal from the road. If the owner does not do so, the vehicle will be removed at its owner's expense.

32. Any vehicle repairs, including washing and maintenance, are prohibited in the parking lot and on the entry and exit access road.

33. Inlet and outlet ventilation openings must be kept free of any objects that could prevent air circulation.

34. If the entry or exit gate malfunctions, the driver must report the malfunction to security and follow their instructions.

35. Handling the entry and exit gates is prohibited, other than opening them using a smart card or mobile phone number recognition.

36. Every person using and/or paying for parking spots is fully entitled to use the reserved parking spot in accordance with the conditions of the lease agreement.

37. A person using and paying for a parking spot is not permitted to use a different parking spot than the one specified in the lease agreement.

38. Motorcycles, bicycles, trailers, etc. parked in the garage are subject to the same rules as for passenger vehicles. The parking spot may not be used as storage, i.e. car parts may not be left sitting in the parking spot.

39. The parking spot user must immediately

report any fire or other extraordinary event at the garage exit and follow fire alarm rules and the instructions of authorized persons.

40. Any comments, suggestions and/or complaints about the parking lot operation can be made to the Building manager or MR. PARKIT.

41. The lessor / MR. PARKIT is not liable for lost magnetic cards or other valuables left in the parked vehicle.

42. If the parking spot user or another person causes damage to the parking lot equipment and/or facility or another parking spot user, the person who caused the damage must inform garage security immediately and return things to their original state, or if this is not possible, must pay for the damage in full.

43. Using audible alarms in the parking lot is prohibited.

44. In case of electrical outage, the basic parking lot functions will switch to emergency lighting and emergency exit.

45. In case of carbon monoxide alert, drivers must immediately turn off their engines and leave the parking lot.

46. Lessees must use only the parking spots assigned to them by contract.

47. Building security staff is only responsible for tasks associated with ensuring that garage roads remain passable, ensuring adherence to the rules for parking, performing preventive fire safety checks and keeping order. The parking lot is not guarded.

48. These rules of operation are drawn up in two originals and held by the Building manager and MR. PARKIT.

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.

In Prague on: 30.9.2022