

Operating rules for Underground garage.

Charles Square 288/17, Prague 2

I. General Principles for Using the Garage

1. Pedestrian or vehicle entry is permitted only for drivers who have sublet parking spots registered with the building manager or in the MR.PARKIT reservation system ("Users"), persons accompanying Users, or persons authorized by Users. The parking spot user is liable for any damage caused by such persons while they are in the garage.
2. When using the parking spot, common areas of the garage, and equipment and surrounding areas, Users are required to adhere to all provisions in these rules of operation, follow all security, fire and hygiene regulations, protect shared assets, and remove or pay compensation for damage they caused.
3. Users are liable for damage caused by inappropriate use of the reserved parking spot and common areas of the garage and for breaching these rules of operation.
4. Access to the garage is possible from 6:00 to 0:00. For technical reasons it is not possible to park and unpark between 00:00 and 06:00. Remote access using the self-service entry pass from the lift and entry barriers (or doors leading to apartments) is permitted only for parking spot users, who are responsible for damage caused by loss, theft or lending the entry pass to third parties. Security staff will grant access to authorized persons.
5. Everyone in the garage must keep the

parking spots and common areas clean and tidy.

6. Users must take care to maximize energy efficiency.
7. The underground garage is not heated.
8. The underground garage utilizes natural ventilation (air vents) as well as forced ventilation in case of elevated carbon monoxide levels. Air vents must not be covered or blocked in any way.
9. Vehicles running on LPG and CNG as well as vehicles exceeding the maximum vehicle height of 2.1 m and maximum vehicle width of 2.1 m are prohibited from entering and parking in the underground garage.
10. Performing repairs, washing the car, refueling, and oil changes or top-ups are not permitted in the underground garage, as they get parking spots dirty and prevent other users from making full use of the garage.
11. Animals are not permitted to move around the underground garage.
12. Consuming drugs and alcohol in the underground garage is strictly prohibited.
13. All users must report any damage to their own property or that of others to the garage manager without undue delay.
14. The parking spot owner/operator and agent have no liability for damage caused to persons, animals and/or things located in the garage without reason.
15. The parking spot owner/operator 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.).
16. Neither MR. PARKIT nor the parking spot owner/operator 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.

17. Users represent that they have motor third party liability insurance or other insurance similar to liability insurance with regard to conditions and coverage.
18. Users must report any unknown persons in the garage to security.

II. Fire safety requirements

1. Users must become familiar with fire safety rules for the garage and fire alarm guidelines.
2. Smoking and open flame are prohibited in the entire facility.
3. Flammable, explosive and/or toxic substances, fuel and oils must not be stored in the garage, with the exception of the fluids and extra fuel in the vehicles themselves.
4. Topping up fuel in parking spots is prohibited.
5. Fire safety precautions include ventilation and manual fire extinguishers placed in various locations around the facility.
6. Emergency exits in case of fire are clearly marked. All entrances to the building (apartments) also serve as escape routes in case of fire.

III. Vehicles driving in the garage

1. Vehicles must keep to the left on the roadways and enter the car lift slowly and extremely carefully.
2. Vehicles exiting parking spots must give way to those already moving on the road.
3. Driving and making turns in the garage are subject to normal traffic rules, including priority to the right.
4. Drivers may only use the left half of the road for the minimum time necessary to enter or exit the parking spot and must do so with

the utmost care.

5. The speed limit in the garage is 15 km/hour and vehicles must keep their headlights on low beam while driving.
6. Users on foot must take care moving around the garage.
7. Users must not park their vehicles or put anything on the roadways in the garage.
8. Testing and switching on the engine in the garage is permitted only for as long as absolutely necessary.

IV. Important telephone numbers

1. Fire Rescue Service: 150
2. Emergency medical services: 155
3. Police: 158
4. Building management:
+420 604 672 004 / +420 221 986 111

V. Final Provisions

1. Users acknowledge that each individual breach of these Rules of Operation constitutes grounds to block their entry card, and repeated breach of these Rules of Operation constitutes serious breach of contract.
2. The User declares that they have become familiar with, understand and consent to these Rules of Operation, as proof of which they attach their signature below.
3. These Rules of Operation list the basic rules for leasing and operating the garages. The parking spot owner/operator can expand or add to these rules of operation at its own discretion.
4. In the event of breach of these operating rules or generally binding legal regulations, the manager can agree with the owner to deny the user access to the garage temporarily.

5. 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 of Operation take effect on
March 23, 2018