

Rules of Operation for Gen Garages

1.1. Description of parking

These Rules of Operation apply to parking vehicles in the underground garage of the Gen office building. The garage entrance and exit is located on the street U garáží, Praha 7, with a ramp and automatic entry system.

1.2. Only motor vehicles of a parking spot lessee can park in the underground garage. These vehicles must be registered in the records of the building manager or in the MR.PARKIT reservation system.

1.3. By making a reservation and paying for the parking spot on www.mrparkit.com, each parking spot lessee registered in the MR.PARKIT reservation system confirms that they were informed of these rules of operation and consent to them in full.

1.4. Basic functions of the parking system

The basic functions of the parking system are:

- automatically allowing vehicles belonging to lessees and visitors to enter and exit using an access card, by calling from an authorized phone number, or by communicating with building security.
- manually allowing suppliers and service vehicles to enter and exit.
- communication with 24-hour staff.

1.5. Definition of terms and types of parking spots

Parking spots - Lessee: The Lessee has entered into a lease agreement for the reserved parking spots or has a valid reservation in the MR.PARKIT reservation system. The Lessee's employees use their magnetic entry cards to enter and exit the garage after they are programmed for use in the garages as well. The cards are contactless, short-range magnetic cards. Lessees registered through MR.PARKIT enter and exit the garage by calling from a registered phone number.

Parking spot - Visitor: Visitors use reserved parking spots that the lessee leases for visitors, on the first underground level of the building, designated exclusively for short-term parking by pre-announced Visitors, who will receive an entry card for entering the garage and reception area at the entry barrier through the automated system.

1.6. General instructions on the Rules of Operation

1.6.1. Only drivers with a valid entry card and reservation with MR.PARKIT and their passengers may enter the garage.

1.6.2. Parking spots are numbered and marked with appropriate signage. The Lessee puts up a sign with the specific license plate number, name or Lessee's logo on the parking spot(s). Visitor parking spots are indicated with a sign saying "VISITOR" with the name or logo of the lessee. Spots designated for MR.PARKIT lessees have a sign saying "MR.PARKIT". Lessees and Visitors must not park in spots other than those specifically reserved for them.

1.6.3. If an authorized Lessee finds their parking spot occupied by an unauthorized vehicle, the Lessee must inform building security, who will allocate a temporary parking spot for the Lessee's use. MR.PARKIT lessees must call the MR.PARKIT hotline.

1.6.4. Parking spots are intended only for passenger vehicles no more than 1.90 m in height.

1.6.5. The maximum speed in the garage is 10 km/hour.

1.6.6. Drivers driving in the garage must follow generally binding legal regulations on road traffic, safety and flow of traffic and other legal regulations on traffic rules (in particular priority to the right) and respect posted signage.

1.6.7. Vehicles must be parked so that no part of the vehicle is over the line into the neighboring spot.

1.6.8. Access is prohibited to vehicles with trailers.

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

1.6.10. If the entry or exit gate terminal malfunctions, the driver must report the malfunction to security over the intercom and follow their instructions.

1.6.11. Every Lessee of the reserved parking spots is fully entitled to use them in accordance with the conditions of the lease agreement and these Rules of Operation.

1.6.12. Building security or another building management employee will regularly monitor the parking spots to ensure that

all vehicles are parked in their authorized spots. They will also inform Lessees and Visitors of any violations of the Rules of Operation and take steps to eliminate any such shortcomings. If a specific vehicle is parked in a spot other than that assigned in the lease agreement, building security will document the situation. If the vehicle belongs to the Lessee, security will inform the Lessee that the vehicle must be reparked immediately. The Lessee must pay the Lessor a penalty of CZK 1,000 for each individual case of a vehicle parking in violation of these Rules of Operation in a parking spot other than the one specified in the lease agreement. The Visitor must pay the Lessor a penalty of CZK 1,000 for each individual case of a vehicle parking in violation of these Rules of Operation in a parking spot other than the one marked "VISITOR".

1.6.13. If the garage user or another person causes damage to the underground garage equipment or another parking spot user, the person who caused the damage must inform building security or the reception desk immediately. This user will then be required to cover the damage in full.

1.6.14. Children under 15 must be accompanied by a person 18 or older in the garage.

1.6.15. The parking spot user must report a fire at the fire reporting station – building security.

1.6.16. Smoking and open flame are strictly prohibited in the entire underground garage.

1.6.17. Vehicles running on LPG or CNG are prohibited from entering the garage.

1.6.18. Do not enter or exit until the barrier has fully lifted. Do not enter or

exit immediately behind a moving vehicle before the barrier closes.

1.6.19. Do not leave the engine running on a parked or stopped vehicle.

1.6.20. Do not stop your vehicle on any roadways in the garage. If a vehicle cannot be driven and is blocking traffic, the driver must immediately work with garage staff to secure its immediate removal from the road. If the driver does not do so, the vehicle will be removed at the driver's expense.

1.6.20. Vehicle repairs, washing, and topping up fuel, oil and/or coolant is prohibited in the garage.

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

1.6.22. Parking spots cannot be used for any purposes other than parking vehicles even for short periods of time.

1.6.23. The Lessee must ensure and keep records proving that every driver using the Lessee's vehicles in the underground garage is informed of these Rules of Operation.

1.6.24. The Lessor is entitled to modify the Rules of Operation as needed in order to ensure optimal operation for the garage. This modification can be performed by issuing a new version of the Rules of Operation of Underground Garages in the building.

1.6.25. 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.

1.6.26. The parking spot owner, manager and agent have no liability for damage

caused to persons, animals and/or things located in the garage without reason.

1.6.27. The parking spot owner, manager 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.).

1.6.28. Neither MR. PARKIT nor the parking spot owner or manager 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.

1.6.29. Parking users represent that they have motor third party liability insurance or other insurance similar to liability insurance with regard to conditions and coverage.

1.6.30. In the event of an alarm, fire alarm or building evacuation, the Employees and Visitors must leave the underground garage immediately using the designated emergency escape stairs.

2. Final Provisions

2.1. The Rules of Operation are available at all times at the reception desk and at building security and online at www.mrparkit.com

2.2. These Rules of Operation are binding for all Lessees, Employees, Visitors and Guests.

2.3. The Lessor reserves the right to amend and add to these Rules of Operation according to the operating conditions.

2.4. In the event of breach of these operating rules or generally binding legal

regulations, the manager can agree with the owner to deny the lessee access to the garage temporarily.

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.

2.5. These Rules of Operation take effect on June 1, 2018