

Operating rules.

Garage Rubešova 8, Prague 2, 120 00

I. The circumstances under which the rules of operation were written:

- the parking lot has only one vehicle entrance
- the parking lot has only one vehicle exit
- the entrance and exit have CCTV with a feed to monitors at the Building's central control room and reception desk
- the entrance and exit have automatic sectional doors and a remote-controlled access system; MR.PARKIT clients open the doors with their mobile phones.
- the garage has the following security systems installed:
 - a) electronic fire alarm connected to the central security desk,
 - b) CO detection
 - c) additional fire extinguishing equipment combined with handheld fire extinguishers
 - e) emergency and safety lighting,
- in the garage are spots leased to tenants in the building and other users
- at dangerous CO levels the garage ventilation system automatically switches on
- CO levels are monitored by special sensors connected to equipment linked to the garage ventilation system

II. General principles for using the garage space

1. Only motor vehicles of the garage lessee can park in the garage. These vehicles must

be registered in the records of the building manager or in the MR.PARKIT 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 signed lease agreement or reservation on www.mrparkit.com under any circumstances.

4. The fire alarm regulation for the Building, fire regulations for the Shared Garages and fire evacuation plan all form an integral part of these Rules of Operation.

5. Every parking spot lessee confirms by signing / consents when making the online reservation at www.mrparkit.com that they are familiar with these Rules of Operation and consent to them in full. Before signing the agreement the lessee became familiar with the condition of the leased parking spots and hereby declares that as a subject of lease they are fit for the contracted use. Lessees may access leased parking spots using the paths to the leased parking spots.

6. Upon signing the parking spot lease agreement, lessees receive a remote control allowing them to enter/exit the garage for each leased parking spot. The cost of a new remote control will be reinvoiced to the Lessee. MR.PARKIT clients open the doors with their mobile phones.

7. Lessees can use the leased parking spots for their intended purpose and must not incur damage or excessive wear and tear. The leased parking spots must not be used for production, handling and/or

storage, in particular of explosives, highly flammable materials, poisons, drugs and/ or other activities that pose a threat or have a negative impact on the environment (in particular dustiness, noise or emissions). Smoking, open flames and any repairs on parked vehicles are also prohibited in the Building.

8. Lessees must abide by written warnings and signage when using the leased parking spot. When driving in the garage, lessees must abide by the provisions of the regulation on traffic rules, keep to a maximum speed of 10 km/h and keep their dipped or low beams on. After parking, users must duly secure the vehicle against theft. Lessees undertake not to leave money or other valuables in the vehicle while in the garage.

9. Children under 15 may move around the garage only if accompanied by an adult.

10. Only passenger vehicles may enter the garage. Delivery vehicles, delivery-type vehicles and all vehicles over the maximum height of 1.9 m are not permitted entry.

11. The parking spots are designated under CSN 73 6058 from 1987, for mid-size and large passenger vehicles in group 1 and subgroups 01 and 02, with the exception of caravans pursuant to CSN 73 6058, amended in 2001 (ICS91.090). In other words, parking spots are 225 cm wide and vehicles should not exceed the recommended width of 1.8 m, and may not under any circumstances exceed the maximum height of 1.9 m. If the recommended vehicle width is exceeded, the lessee must get the lessor's approval for parking the vehicle in the garage.

12. The sectional doors at the entrance and exit of the garage are controlled remotely by remote control or mobile phone. After pressing the button the sectional doors will open and the vehicle can enter the garage.

The gate closes automatically after 40 seconds.

13. Upon entry and exit, please wait for the sectional doors to raise fully (come to a stop). Do not enter or exit immediately behind a moving vehicle.

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

15. While in the parking lot, drivers must follow the road traffic rules (especially priority to the right) and posted signage (especially no parking in spots marked with a yellow line).

16. If a lessee discovers another vehicle in their leased spot, the lessee must inform the Manager / MR.PARKIT without delay. The lessee acknowledges that in this case the lessor has no additional obligations (discount on rent or similar).

17. Always keep the dipped lights on when driving in the parking lot.

18. Vehicles with LPG or CNG are prohibited from entering the parking lot.

19. The lessor is entitled to change the lessee's parking spot number for serious reasons (e.g. needing a handicapped spot). The lessor will offer the lessee at least two other parking spots to choose from, and the lessee will choose whichever suits their needs best.

20. Entry to and exit from the parking lot are one-way.

21. Vehicles must be parked so that no part of them crosses over into the next spot, ideally in the middle.

22. Smoking and open flame are prohibited throughout the premises.

23. In the interest of all parking lot users, we ask drivers to leave their engines running only for the period absolutely necessary. Keeping the engine on idle in the parking lot is prohibited.

24. Vehicles on the road have right of way over vehicles exiting parking spots.

25. Parking and stopping outside the assigned parking spot are prohibited, especially on the entry and exit roads serving the parking lot. If the vehicle cannot be driven and is blocking the road, the vehicle owner will immediately have it moved out of the way. If the owner does not do so, the vehicle will be removed at the owner's expense.

26. A wheel clamp will be placed on vehicles parking without authorization or not in the assigned parking spot. The manager will charge a one-off fee of CZK 1000 + VAT to remove the clamp.

27. All vehicle repairs and maintenance, including washing and other maintenance, are prohibited in the parking lot and on the entry and exit roads.

28. The space in front of air intake and exhaust openings must be free of objects that could block the passage of air.

29. If the sectional doors are not working, the driver must inform the Manager and follow the Manager's instructions.

30. Any handling of the entry and exit sectional doors other than opening them using the access system (remote control / mobile phone) is prohibited.

31. Loss of the remote control must be announced to the Manager immediately.

32. Every user and person paying for reserved parking spots is fully entitled to use the reserved parking spot in accordance with the conditions in the lease agreement.

33. Motorcycles, bicycles, trailers, etc., are subject to the same regulations as passenger vehicles. The parking spot may not be used as a storage area, including car parts left lying on the spot.

34. The parking spot user must report any fire or other extraordinary circumstance to the Manager immediately and follow the emergency procedures and instructions from authorized persons.

35. Any comments, requests and problems concerning parking lot operations can be reported to the Building Manager by email.

36. Lessees (drivers) acknowledge that the garage is not guarded, i.e. neither the parking spot lessor nor MR. PARKIT are obliged to guard the lessee's vehicle.

37. The parking spot lessor and agent have no liability for damage caused to persons, animals and/or things located in the garage without reason.

38. The parking spot lessor and agent are not liable for damage incurred 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.).

39. Neither MR.PARKIT nor the parking spot lessor 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.

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

41. Lessees must report any unknown persons in the facility to building management.

42. If the parking spot user or another person causes damage to the parking lot or equipment in the parking lot or to another

parking spot user, they must inform the Manager immediately and return everything to its original condition, and if that is not possible, then fully reimburse the damage.

43. Using acoustic warning systems in the parking lot is prohibited.

44. If the electricity goes out, the basic parking lot systems, emergency lighting and emergency exit switch over.

45. If the CO alarm goes off, all drivers must switch their engines off and leave the premises immediately.

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

47. The Manager only performs the tasks in the parking lot associated with ensuring that roadways are clear, parking rules are followed, and preventive checks for fire safety and cleanliness – the parking lot is not guarded.

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 operating rules take effect as of 3rd October 2019.