

Rules of operation. Garage Anděl Park, Praha 5

I. Basic provisions

1. The parking spots are available for parking only to people with a valid lease agreement for the parking spot with the garage owner and vehicles registered with the facility 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. Entry to the garage by vehicle or by foot is restricted to parking spot lessees pursuant to a valid lease agreement with the garage owner, 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. In case of difficulties with a reservation or trouble opening the garage, please contact MR. PARKIT s.r.o. (tel.: +420 277 277 977).

II. Introduction

1. These Rules of Operation govern the operation, maintenance and security for the garages. Employees of organizations registered with the facility manager and authorized to park in the underground garages must demonstrably familiarize themselves with and adhere to these Rules of Operation. Drivers registered in the MR.PARKIT reservation system consent to the rules of operation online before completing their reservation and must adhere to them.
2. All underground levels of Anděl Park are available 24 hours a day for parking by the lessees' employees and visitors or drivers with a reserved spot in the MR.PARKIT system.
3. Only passenger vehicles with a maximum height of 1.90 m can park in the garage. The speed limit is 20 km/h. Parking trailers and vehicles powered by LPG and CNG is strictly prohibited!
4. Everyone parking in the garage must adhere to traffic rules and obey posted signage. Garage operations are self-service. Drivers must stay on the right side on all roads and ramps. Drivers may move to the left side of the road only if absolutely necessary to pass an obstacle or to park the vehicle in the parking spot, provided that the driver crossing onto the left side of the road does not pose a threat to any other vehicle on the road.
5. Parking is prohibited on all roads within the garage. Vehicles are prohibited from stopping on entry and exit ramps and may stop on other roadways only for the time absolutely necessary to allow a vehicle with right of way to pass. Parking spot users must park only in the spots assigned to them. Emergency stopping

and loading areas are reserved for facility management.

6. Foot traffic in the garage is permitted only on the paths leading from the parked vehicle to the elevator or stairs. Smoking, open flame and storing flammable materials is prohibited throughout the garage and the whole building.

III. Entry and exit system

1. The garage entrance is located on Radlická street. This is the only entry and exit to/from the underground garage. This area must remain accessible, freely passable and clean at all times. Security will regularly check to ensure adherence to the rule prohibiting vehicles from parking in and individuals from entering this space.
2. Only authorized vehicles may enter the garage on the 1st and 2nd underground levels. Bicycle entry is not permitted. The VIP garage located on the ground level is accessible directly from Radlická street to vehicles authorized to use the parking spots as well as cyclists and/or contractual providers of waste removal services from the waste rooms located behind the gate. Riding bicycles in the VIP garage is PROHIBITED.
3. The 1st and 2nd underground level and VIP garage do not have marked pedestrian or cyclist lanes, so drivers, cyclists and pedestrians must exercise maximum caution in entering, exiting and moving around these areas.

IV. Automatic barrier gate for entry and roll-up door for entry and exit

1. The automatic barrier gate for entry and roll-up door for entry and exit remain permanently closed. The automatic barrier gate and roll-up door can be controlled by entry ID cards, license plate reader located at the entrance to and exit from the garage, or security or reception desk staff (ring the bell labeled Anděl Park reception on the orange post).
2. Drivers with a MR.PARKIT reservation control the roll-up door during their reservation period by calling from the phone number registered in the MR.PARKIT system.

V. Access to elevator lobbies in the underground garage

1. Users can access the elevator lobbies on the 1st and 2nd underground levels using ID cards or by remote control from the reception desk (for visitors), which visitors can request by calling the reception desk phone number displayed on all doors. Only building tenants and certain contractual suppliers providing maintenance services for the building have access to the elevator lobbies on their entry ID cards. Drivers with a reservation in the MR.PARKIT system must request access by calling the reception desk phone number displayed on the door.

VI. Damage incurred in the garage - traffic accidents

1. Anyone leasing any parking spot in the garage, including persons authorized or accompanied by them, acknowledges that the garage is not guarded pursuant to

Section 2945(1) of Act No. 89/2012, the Civil Code, as amended.

2. Neither the owner nor MR.PARKIT assumes any liability or warranty for the risk of loss or damage to vehicles parked in the garage or the contents thereof. Under no circumstances will parking any vehicle by any person (including the potential client) in any parking spot be deemed as the Owner or MR.PARKIT taking that vehicle into their custody or providing safekeeping for said vehicle.

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

4. The parking spot owner 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.).

5. 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.

6. All users must report any damage to their own property or that of others to the garage manager or MR.PARKIT without undue delay.

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

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

9. If a traffic accident occurs on vehicle entry, exit or while moving around the garage that resulted in damage to the vehicle, property damage or physical injury, the driver must leave everything as it was, with the exception of providing first aid to any injured parties and moving the vehicle to the side if it is fully or partially blocking entry to or exit from the garage (in such a case, however, before moving the vehicle an accident report must be made and the position of the vehicle(s) marked on the ground where the accident occurred), inform the security or reception desk staff on duty of the event without delay, and wait until the traffic police arrive. The driver will make the accident report including a description of the place where the accident took place, the extent of the damage and request to call for medical assistance in case of injury. The driver may leave the premises only after the police investigation is complete.

10. The security or reception desk staff will perform their reporting obligations based on the information given about the accident at the phone numbers: 158 or 112.

11. The security or reception desk employee on duty will pass the accident report to management without delay.

12. The security or reception desk employee will take measures to allow police, medical staff and firefighters to access the accident site.

VII. Carbon monoxide ventilation system

1. The garage is equipped with sensors to signal when elevated levels of carbon monoxide are present and to control the garage ventilation system. The garage has continuous air flow ventilation as well as forced air ventilation for situations when high concentrations of carbon monoxide are found. When carbon monoxide levels exceed the permitted maximum, the signal will be given to evacuate the garage.

VIII. Emergency lighting in the garage and escape routes

1. The garage is equipped with an emergency lighting system to allow users to exit the garage and escape routes safely.

IX. Garage cleaning

1. A cleaning company hired by the management is responsible for cleaning the garage. Full machine floor washing is performed as needed. Storing or collecting any objects in the garage other than the necessary fire protection equipment is strictly prohibited. If an oil or fuel leak is discovered in a parked vehicle, security staff will discuss the matter with the driver of said vehicle, request that the driver fix the problem, and arrange for clean-up as necessary.

X. Extraordinary circumstances

1. In the event of extraordinary circumstances (vehicle damage, collision, injury, high carbon monoxide levels, illness, forced entry to a vehicle, theft, etc.) the security or reception desk staff will call medical services and the police.

XI. Fire protection

1. Fire protection measures for the garage are taken in accordance with the Garage Fire Protection Rules, Fire Alarm Directive, and Fire Evacuation Plan.

XII. Occupational safety in the garage

1. All participants are required to comply with basic occupational health and safety regulations as well as normal road traffic rules.

XIII. Final provisions

1. The rules of operation list the basic rules for lease and operation of the garage.

2. The garage owner can expand or add to these rules of operation at its own discretion.

3. 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.

These rules of operation take effect on 31. 5. 2020.