

# RULES OF OPERATION

Garage Dynamica,  
158 00 Praha 5

## I. Introduction

1. These Rules of Operation stipulate the procedures for operating the underground garage located on the 1st and 2nd underground levels and open 24 hours a day, seven days a week.
2. 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 MR.PARKIT reservation system.
3. Only passenger vehicles with a maximum height of 200 cm can park on the 1st and 2nd underground levels.
4. Parking trailers and vehicles powered by natural gas (LPG) is prohibited.
5. Everyone parking in the garage must adhere to traffic rules and obey posted signage. The maximum speed limit in the underground garage is 15 km/h. Garage operations are self-service.
6. Parking spot users are required to keep to the parking spots reserved for their use. The engine may only be switched on for the purpose of immediately exiting the garage. Foot traffic in the garage is permitted only on the paths leading from the parked vehicle to the elevator or stairs.

7. In the cases indicated by contract or by law, breach of these Rules of Operation may represent a breach of contract with the resulting legal consequences.

8. In the event of any problems with making a reservation/opening the garage, please contact the agent – MR.PARKIT s.r.o. (Ltd.) (tel: +420 277 277 977)

## II. Entry and exit area

1. The garage entrance is located on Radlická street. The garage exit is located on Radlická street. This area must remain fully accessible, freely passable and clean at all times. Security will regularly check to ensure adherence to the rule prohibiting vehicles from stopping and parking and individuals from loitering in this space.

## III. Roll-up door for entry and exit

1. Between 9:00 pm and 6:00 am as well as on non-business days the roll-up door for entry to and exit from the underground garage is closed. Lessees must contact building security at +420 246 009 020 to enter or exit the underground garage, while drivers with a valid reservation in the MR.PARKIT system can open the gate by calling from their registered mobile phone number.

## IV. Barrier gate for entry and exit

1. The barrier gates are controlled via GSM after calling the phone number acquired from the MR.PARKIT reservation or from Security Operations Center staff (press the button to call security).
2. The Security Operations Center (SBS, fire station), phone number +420 246 009 020, is located on the ground floor in the north part of the Aviatica Building.

## V. Access to the Building – on foot

1. The building is accessible 24 hours a day, seven days a week. The Dynamica Building is open for entry and exit on business days between 7:00 am and 6:00 pm. At other times the reception staff for the Dynamica and Aviatica building complex will open the door to MR.PARKIT clients who ring the bell at reception. The door automatically opens when you press the button upon exit.
2. The building has a lift between the underground levels and the lobby (2nd underground level – ground floor). In case of emergency the lifts have an intercom connected to the Security Operations Center.

## VI. Damage incurred in the garage

1. The lessee is aware of the fact that the parking is not guarded, which means that the owner of the parking nor MR.PARKIT is obliged to guard the vehicles parked inside for the lessee.
2. All users must report any damage to their own property or that of others to the garage manager or MR.PARKIT without undue delay.
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. Damage that vehicles cause to each other will be covered by the vehicles' liability insurance. Parking users represent that they have motor third party liability insurance or other insurance similar to liability insurance with regard to conditions and coverage.

7. All damage must be reported to the operator immediately upon discovery, always before the vehicle leaves the parking spot. Park vehicles must be locked with windows closed. Drivers are liable for the safety of their passengers while in the garage. No one may remain in parked vehicles.

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

## VII. Emergency lighting in the garage and escape routes

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

## VIII. Garage cleaning

1. A cleaning company is responsible for cleaning the garage. Storing or collecting any objects in the garage other than equipment for fire protection and removing oil and diesel from the road is strictly prohibited.
2. If an oil or fuel leak is discovered in a parked vehicle, security staff will report the matter to the facility manager, who will discuss it with the driver of said vehicle, request that the driver fix the problem, and arrange for clean-up as necessary. Sufficient resources for quickly and completely removing oil or diesel leaked onto the road or parking spot have been set aside in the storage area for this purpose.

## IX. Extraordinary circumstances

1. In extraordinary circumstances (vehicle damage, vehicle collisions, injuries, gas leak, increased CO concentration, illness, breaking and entering vehicles, theft, etc.) the facility manager or security staff will arrange for medical services and police present and will serve as a witness if necessary.

## X. Fire protection

1. Fire safety follows the garage fire safety code, which is posted inside the garage along with the fire alarm guidelines.

## XI. CCTV and security alarm systems

1. Areas monitored by a CCTV system are marked with signage indicating the same. The building has an electronic security

system.

## XII. Occupational safety in the garage

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

## XIII. Final Provisions

1. Smoking is strictly prohibited in all areas of the underground garage.
2. The basic rules for leasing and operating parking are laid out in the operating rules. The owner of the parking space may unilaterally extend or supplement these operating rules.
3. Upon a breach of the rules stipulated by these operating rules or generally binding legal regulations, the manager, by agreement with the owner, may temporarily divest the lessee of his authorization to enter the building.

These operating rules take effect as of 17 th of December 2020.

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.