

RULES OF OPERATION FOR THE GARAGE

Churchill Square

- Italská 2581/67,
Praha 2

I. Basic Provisions

- Operations in the entire underground garage space at the Churchill Square complex, including the connecting roadways, are governed by Act No. 361/2000, on road traffic and the amendment of certain acts (the Road Traffic Act), as amended, and related acts, legislative measures and these Rules of Operation for the Garage at Churchill Square.
- All parties involved in parking in the garage must adhere to traffic rules and these Rules of Operation for the Garage at Churchill Square and obey posted signage. By entering the garage, parties involved in parking in the garage undertake to follow the below-stated rules and these Rules of Operation for the Garage at Churchill Square.
- 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.
- 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)

- The contact point for other drivers is the Security Control Room / Parking Coordinator: +420 226 209 419.
- The garage user must respect the following instructions and provisions of these Rules of Operation for the Garage at Churchill Square and any instructions from the security control room / fire reporting station, abide by the fire regulations for the building and the provisions of the agreement on use of parking space. In the event of a single or repeated breach of the rules, security staff is entitled to deny entry to a specific vehicle.

II. Parking in zones reserved for visitors to the Churchill complex

- Parking in zones reserved for visitors to the Churchill Square complex is subject to the following fees: the first 30 minutes are free for all visitors. After this time, i.e. beginning at 31 minutes and every additional commenced hour, the rate of CZK 50/h incl. VAT shall apply. If a driver parks in the Churchill Square garage and makes a purchase at Lidl, parking will be subject to the following fees: the first 30 minutes are free. After this time, a driver who makes a purchase at Lidl is entitled to an additional 30 minutes for free, but only if they have their parking slip validated when paying at the cash register. Every additional hour commenced is subject to a fee of CZK 50, incl. VAT. Visitors must leave the garage within 15 minutes of paying the parking fee.
- The parking time is recorded on the parking slip the driver receives upon entry to the garage. Loss of a parking slip is subject to a fine of CZK 2000 incl. VAT. This fine is paid through the automatic cash

register.

- The underground garages are available to visitors only between 7:00 am and 10:00 pm.
- Between 10:00 pm and 7:00 am visitors may enter the garage only upon prior notice from the tenant. In such a case the driver must inform the security control room via the intercom at the entry door on the right side of the garage entrance.
- Parking is free for up to 10 minutes between entering and exiting the garage.
- The parking fee must be paid before exiting the parking zones at the Churchill Square complex. Payment must be made in cash using the parking card at the automatic cash register located on the 1st underground level in the marked area in the visitors' parking section.

III. Parking for vehicles with a valid MR.PARKIT reservation

- Clients with a valid reservation in the MR.PARKIT reservation system drive in and out of the facility through the barriers and gates, which can be opened at the time of the reservation by calling the phone number given in the reservation confirmation.
- Pedestrian entry to / exit from the garage is subject to the instructions in the reservation confirmation.

IV. General principles for using the garage

- Smoking and handling an open flame in the underground parking zones is strictly prohibited.

- Filling up fuel and other fluids and repairing and washing the vehicle in the garage is strictly prohibited. Storing fuel, explosives, firearms and pressure vessels pursuant to Czech technical standards in the garage is also prohibited.
- Vehicles running on LPG and CNG are PROHIBITED from entering the Churchill Square complex garage
- The maximum speed limit in the garage is 20 km/h.
- Entry to the underground garage is permitted only for vehicles with a maximum height of 2.30 m and width of 200 cm. Vehicles with semi-trailers are strictly prohibited from entering.
- Lights must be used in the garage.
- Drivers must not restrict other vehicles from entering and exiting.
- Drivers and pedestrians must follow traffic regulations, signage in the Churchill Square complex and instructions from security staff or MR.PARKIT.
- Using the horn in the garage without reason is prohibited.
- Drivers (and passengers) must not remain in the underground garage without reason or justification.
- Pedestrians and cyclists are prohibited from remaining without reason in the area for vehicles entering and exiting the parking zones as well as the entire Churchill Square complex garage.
- Leaving vehicles that are not roadworthy or otherwise unfit for service, performing any repairs and changing tires (with the exception of puncture repair) is

prohibited anywhere in the parking zones.

13. Keeping the engine running in the underground parking zones without reason or justification is prohibited.

14. Visitors must maintain cleanliness and order in all parking zones at the Churchill Square complex.

15. Visitors must park in the marked parking areas only.

16. The Churchill Square complex garage is under CCTV surveillance. Recording, archiving and subsequent handling are all performed in accordance with all valid legislation and the CCTV rules of operation.

17. Leaving children or animals, sleeping and resting in the vehicle and/or garage area is prohibited.

18. The vehicle entry and exit paths by the control ramps must not be blocked with respect to the other visitors to the Churchill Square complex. In the event of any difficulties with the parking slip, the affected vehicle must be moved out of the entry / exit lane and the driver must contact security staff via the intercom or in person. Thank you for your understanding and consideration for the other visitors to the Churchill Square complex.

DEAR VISITORS, IN THE INTEREST OF ALL PARTIES PLEASE ABIDE BY THE RULES OF OPERATION FOR THE GARAGE AT THE CHURCHILL SQUARE COMPLEX.

V. 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. Vehicle owners/drivers are liable for all injury and property damage caused by their vehicles and must report any such damage or injury to the security control room on the 1st underground level without undue delay.

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

5. 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.).

6. 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.

7. Vehicle owners/drivers must lock their vehicles and set the alarm, if the vehicle has one, when leaving their parked vehicle. Vehicle owners/drivers must also not leave valuables (laptop, phone, etc.) in plain sight inside parked vehicles. The operator is not liable for loss, theft or any damage to such valuables.

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

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

VI. Final Provisions

1. The basic rules for leasing and operating parking are laid out in the operating rules.

2. 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 27 th of January 2021.

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.