

# Operating Rules.

## TOWERPARK,

### Mahlerovy sady 1,

### Praha 3, 130 00

#### I. Basic Provisions

1. Only motorized vehicles of the garage-space lessee can be parked in the garage space. These vehicles must be registered in the records of the building manager or in the reservation system.
2. By fulfilling this condition, the lessee has the right to use communal spaces. At the same time, he is to abide by the provisions of these operating rules or other possible legal and technical regulations.
3. Only the lessee of the space or a person authorized by him or persons in his company are allowed to drive into and have access to the building. For the duration of these people's stay in the garage building, the lessee of the space is liable for any possible damage they cause. In no event is it possible to allow another motorized vehicle that has no reservation to drive in.
4. 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. General principles for using the garage space

1. While using the garages and their service facilities, everyone is obliged to abide by all the provisions of these operating rules as well as safety, fire, and hygiene regulations. They must also protect common property and get rid of or pay for all damages that they cause in the building. Everyone must use their garage space exclusively for parking a vehicle or motorbike in accordance with the issued occupancy-permit decision and they must abide by the provisions of Act No. 50/1976 of the Collection of Laws (the Building Act).
2. In the building, it is forbidden to store and handle fuels, a naked flame, or flammable, volatile, or corrosive substances. It is also forbidden to leave any goods and chattels, unrestrained animals, or to consume alcoholic beverages, and psychotropic substances. Smoking is also prohibited.
3. Furthermore, it is forbidden in the garages to adjust the running of an engine or to leave an engine running longer than is necessary for entering and exiting. It is not permitted to carry out any vehicle repairs in the building.
4. Every lessee of a garage space is obliged to obey instructions and orders from the building manager/MR.PARKIT s.r.o. that are in accordance with these operating rules.
5. Every lessee of a garage space is obliged to keep things clean and tidy in the spaces as well as in the communal spaces of the garages. Any defilement of internal driveways must be removed by the person who causes it.
6. It is not permitted to carry out any adjustments or repairs in the building or in the leased space.
7. It is not permitted to carry out any other activities that are not directly connected with the parking of motorized vehicles. In particular, this concerns the distribution of leaflets, canvassing activities, sales activities, etc.
8. The lessee is obliged to park properly within the demarcated area of the parking place so that the motorized vehicle does not go beyond the boundary of the relevant parking space and does not prevent other vehicles from passing or parking. Vehicles of Tenants and visitors may be parked only in the pre-defined spots. Parking outside the defined spots is strictly prohibited and will be considered a breach of the Building Rules, subject to a fine of up to CZK 10,000.
9. It is not permitted to store any other items on the reserved parking place that would cause the parked vehicle to extend beyond the boundary of the parking space.
10. Every lessee is obliged to be as efficient as possible when it comes to the consumption of energy.
11. It is forbidden to wash vehicles in the garage spaces or on the premises' driveways.
12. Minor communal waste can be deposited in small quantities in designated containers. Other waste must be stored and disposed of exclusively in accordance with applicable legislation on waste and in accordance with the terms and conditions stipulated in the relevant contract with an authorized firm that carries out the disposal of dangerous waste in garages.

13. Lessees acknowledge that the garage is not guarded, i.e. neither the parking spot owner nor MR.PARKIT are obliged to guard the lessee's vehicle.

14. Upon discovering damage to their own property or that of third parties, everyone is obliged to notify the building manager of this fact without undue delay. The lessee is obliged to check the condition of the vehicle every time he leaves the building. Upon discovering of any damage or damage to the vehicle, the lessee is obliged to report the fact immediately to the landlord present in the building or to garage staff and write a protocol as well as make photographic documentation, expressly acknowledging that if will not to do so loses any claims for compensation for damage caused.

15. The owner of a parking space as well as the agent is not in any way liable for damage incurred by persons, animals, or items that are to be found on the garage premises without good reason.

16. The owner of a parking space as well as the agent is not liable for damage caused as a result of a random event or force majeure (such as armed robbery, the spontaneous combustion of a parked vehicle, weather conditions (snow, ice, etc.) war, a terrorist attack, sabotage, etc.).

17. MR.PARKIT as well as the parking place owner are not liable for damage to a vehicle or other goods and chattel of the person availing themselves of the parking space, nor is it liable for damage caused by injury in the grounds of the garage/car park.

18. The person availing themselves of the parking space declares that they have taken out liability insurance for damage

caused by the operation of the vehicle (third-party insurance) or other insurance that is similar to third-party insurance insofar as it concerns the terms and conditions and insurance coverage.

19. Upon finding unknown or suspicious persons in the building, lessees have an obligation to report this fact to the building manager.

20. An intercom is located at the entrance and exit from the Parking Lot and can be used to contact the Building security desk.

21. It is not allowed to use any electrical equipment in the garage - el. hand tools, vacuum cleaners, etc.

### III. Fire Prevention Requirements

1. Smoking and handling a naked flame outside of designated areas is prohibited throughout the entire building.

2. A vehicle parked and locked in the garage must be in neutral and have the handbrake off.

3. It is forbidden to refuel in the garage space.

4. Vehicles using liquefied petroleum gas (LPG) for propulsion are prohibited from entering the garage area.

### IV. Movement of Vehicles in the Garage Building

1. One drives on the right in driveways.

2. Vehicles entering the building have the right of way.

3. Drivers are obliged to respect traffic signs inside the garage building.

4. Vehicles on driveways have the right of way ahead of vehicles exiting from garage parking spaces. The rules of the road apply for driving and turning on the garage premises.

5. A driver can only use the left half of driveways for the time that it is utterly necessary for exiting or entering the garage parking space whilst simultaneously exercising heightened care and attention.

6. The speed of vehicles in the building may not exceed 15 km per hour.

7. Driveways in the building may not be used for parking vehicles or putting down materials.

### V. Final Provisions

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

2. The owner of the garage 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.

4. Vehicles of Tenants and visitors may be parked only in the pre-defined spots. Parking outside the defined spots is strictly prohibited and will be considered a breach of the Building Rules, subject to a fine of up to CZK 10,000.

5. Parking on the entrance and exit routes in the Parking Lot, on the roadways or outside of a parking spot in the Outside Parking Lot is prohibited.

6. Drivers can also review the Building Rules, which are available at the security desk and in the building manager's office.

7. In the event of a discrepancy or if certain questions cannot be handled according to the Operating Rules, the Building Rules will apply.

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 12 February 2021.