

Operating Rules.

Garage SmichOFF, Plzeňská 3350/18, Prague 5

I. Basic Provisions

1. Only motorized vehicles of the garagespace 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. The Tenant is responsible for ensuring that their parking space is used only by the tenant and the Tenant's Family Members.
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: +420 730 513 544)

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. 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.
9. Every lessee is obliged to be as efficient as possible when it comes to the consumption of energy.
10. It is forbidden to wash vehicles in the garage spaces or on the premises' driveways.
11. Smoking and manipulation with open fire outside the reserved areas are prohibited in the whole building.
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 the agent 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.

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.

III. Tenants entering/exiting the Underground Garage in the SmichOFF building

1. The Tenant – holder of an authorized parking card or driver with a valid reservation in the MR.PARKIT parking system – approaches the parking entry gate.

1.1 The Tenant / Driver with a valid reservation in the MR.PARKIT parking system opens the entry gate during the reservation window by calling the entry gate number with their registered phone number. The driver receives detailed and current instructions for entry/exit by vehicle and on foot in the reservation confirmation.

1.2 The long-term parking spot Tenant reports to the facility manager and proceeds according to the instructions given by the facility manager.

2. The entry gate opens and the Tenant/driver proceeds through the open gate into the Underground Garage.

3. The Tenant/driver parks the vehicle in their reserved parking spot on the first or second underground level.

IV. Tenants leaving the Underground Garage in the SmíchOFF building

1. The Tenant proceeds in the vehicle in the direction indicated by the signage toward the exit gate.

1.1 The Tenant / Driver with a valid reservation in the MR.PARKIT parking system opens the exit gate during the reservation window by calling the exit gate number with their registered phone number. The driver receives detailed and current instructions for entry/exit by vehicle and on foot in the reservation confirmation.

1.2 The long-term parking spot Tenant reports to the facility manager and proceeds according to the instructions given by the facility manager.

2. The Tenant and Family Members can only use the parking spots designated with the Tenant's name or parking spot number assigned to the Tenant!

3. Vehicles are prohibited from parking other than in spots assigned to the Tenant.

V. Breaching the parking rules

1. The Landlord secures regular monitoring of the use of leased parking spots via SBS.

2. Upon discovering any first breach of the parking rules above, the Tenant or Family Member will be warned and asked to remedy the situation. Any subsequent breach of the parking rules will be subject to a penalty of CZK 1000 including VAT with the subsequent option of removing access to the parking zones of the SmíchOFF building.

3. In cases indicated by the Lease Agreement or the Act, breach of the parking rules may represent breach of the Lease Agreement with the relevant legal consequences.

4. If the Tenant or Family Member is found to have parked in any part of the parking areas in the Building other than their reserved parking spot, that fact will be reported to the relevant company / employer of that Tenant / MR.PARKIT according to the access card records. The Tenant will be invoiced a parking fee of CZK 1500 for each day.

VI. Parking, freight vehicle access and speed limit

1. The parking spots and other areas of the Underground Garage must not be used for purposes other than passenger vehicle parking without the prior written consent of the Landlord.

2. The Tenant must not park any vehicles (passenger or freight vehicles, motorcycles, forklifts, etc.) or otherwise block areas reserved for loading or unloading and parking for other Tenants. Parking cars and motorcycles is permitted only in the designated spots.

3. Entry is prohibited for LPG and CNG vehicles.

4. Under no circumstances can cars park or stop on the driving or walking areas. Vehicles must not be parked in a way that blocks traffic in the driving lane (i.e. outside designated parking spots) or in the escape route from the Building or otherwise prevent access to the equipment and technologies securing fire protection for the Building and Facility.

5. Entry to the garage is permitted only for vehicles with a maximum height of 2.1 m.

6. Maximum speed limit in the Underground Garage is 20 km/h. The manager reserves the right to notify or refuse entry to the Facility to vehicles exceeding the speed limit.

VII. 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.

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 March 2021.