

Operating Rules Anglická 20/140, Prague 2

I. Basic provisions

1. Operation in the entire area of the building and underground garages in the building at Anglická 20/140, Prague 2 and related roads is governed by Act No. 361/2000 Sb., „o provozu na pozemních komunikacích a o změnách některých zákonů (zákon o silničním provozu), ve znění pozdějších předpisů“ and related laws, legislative measures and these Operating Rules of the building and garages Anglická 20/140.

2. All participants of the parking operation are obliged to comply with the rules of road traffic, these Operating Rules of the building and garages Anglická 20/140 and to respect the installed traffic signs. By entering the garage area / entering the building, the participants of the parking operation undertake to comply with the rules below and these Operating Rules of the building and garages Anglická 20/140.

3. 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 MR.PARKIT reservation system.

4. 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.

5. 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)

6. The garage user is obliged to respect the following instructions and regulations of these Operating Rules of the building and garages Anglická 20/140, or other legal and technical regulations, security instructions or MR.PARKIT instructions. In case of violation or repeated violation of the rules, the security guards or MR.PARKIT are entitled to deny further access to a specific vehicle.

The lessee (driver) acknowledges that this is not guarded garage, that means that the owner of the parking space, security or MR.PARKIT do not undertake to guard the lessee's vehicle. More in Article III. Damage caused in garages.

II. General principles for using the garage space

In order to ensure order and cleanliness in the building, as well as to ensure the interests of all tenants in the building and the owner, all tenants, including clients with a valid reservation at MR.PARKIT, undertake to comply with the following generally applicable rules for using this building.

1. Object manager

Based on the contract with the owner of the building, the object manager of the building (hereinafter referred to as the "Object manager") is:

KNIGHT FRANK SPOL. s.r.o.

Wenceslas Square 3, 110 00 Prague 1

Within the scope of this contract, the object manager will provide all services and perform all activities related to the management of the building. All tenants

address all legitimate requests related to the subject of the lease to the above address.

The object manager submits the justified requests of the tenants to the owner of the building or handles them themselves at his own capacity.

Requests of clients with a valid parking reservation at MR.PARKIT should be directed to the MR.PARKIT hotline +420 277 277 978.

2. Ensuring order and cleanliness in the building

The tenant, his employees, guests, agents, representatives and suppliers may not bring any hazardous and polluting substances, toxic substances or wastes, petroleum products, asbestos-containing substances or infectious substances into the building.

3. Smoking prohibition

Smoking is prohibited in the whole building and 10 meters around it.

4. Guards

The object manager provides 24-hour supervision in the Building and in the garages through the company: DUX Praha s.r.o. The lessee (driver) acknowledges that these are not so-called guarded garages, ie the owner of the parking space, security or MR.PARKIT do not undertake to guard the lessee's vehicle. More in Article III. Damage caused in garages.

5. Access to the building

Each tenant with a valid parking reservation in the MR.PARKIT system follows the instructions obtained when booking the parking space when accessing the building. In case of any ambiguity, contact the non-stop hotline +420 227 227 978.

6. Visitors

All visitors come to the entrance to the

building on Anglická Street. The visitor contacts the tenant using an external telephone. The tenant will then pick up the visitor.

The lessee is constantly responsible for the safety of its visitors and must ensure that there is no interference, riot or harassment.

7. Fire Prevention Requirements

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

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

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

d. Vehicles using propane-butane or a similar gaseous mixture for propulsion may not be parked in the garages.

8. Operation of elevators

Passenger elevator faults are reported directly to the security guards. The fault is dealt with from the moment of reporting. Security is trained to rescue passengers from the elevator.

9. Garage parking

The tenant is assigned a specific rented garage space according to the concluded lease agreement or according to MR.PARKIT instructions. Garage spaces must be properly and professionally marked with the MR.PARKIT logo.

The tenant and his visitors may only use the parking space rented by the tenant. The rules of the road will be observed in the garages. Entrance and exit from the garages is controlled by a camera system.

Security in the 1st basement of the building is entitled to allow visitors to enter the garage, however, the security must first be provided with the necessary information - ie the purpose of the visit and identification data of the visit as needed, in the case of tenants

with a valid reservation at MR.PARKIT (SMS or PDF). Otherwise, no entry permit will be granted. The garages are accessible 24 hours a day. Clients with a valid reservation at MR.PARKIT in the reservation confirmation will receive instructions for entry.

10. Entrance to the garage

Tenants with a valid reservation at MR.PARKIT enter the garages according to the MR.PARKIT instructions obtained when booking parking.

ENTRY: The client enters the garage from a one-way street Anglická, in the left lane (according to traffic signs) through a barrier to the entrance car-elevator (left). Upon arrival at the entrance to the garage, the client will call the security phone number. The security guard calls the elevator at the touch of a button. Subsequently, the car enters the elevator, which is equipped with sensors that detect the movement of the car when approaching the elevator. Then the security presses a button to control the elevator to the underground floor. The car backs out of the elevator and parks in the assigned parking space. Stairs can be used to exit the garage.

EXIT: To exit the garage, the client uses the exit car-elevator (right) again with the assistance of security guards. The client can enter the elevator by reversing. In the case of direct access to the car lift, it is necessary to use a rotating platform upon arrival in the reception area. The client backs up from the car lift to the rotating platform and pulls the control device from the ceiling. The platform directs the car to the exit - in the right lane and the Client exits to Anglická Street.

It is always possible to use the building security assistance to control the elevator. The change of clients' access to the car park can be operatively changed after the e-mail agreement of both parties.

11. Animals

No animals are allowed to stay in parked vehicles.

III. Damage caused in garages

1. The Lessee (driver) acknowledges that even though the text "Security" is mentioned in the text of the operating rules, these are not so-called guarded garages, ie the owner of the parking space or MR.PARKIT do not undertake to guard the lessee's vehicle.

2. In anyone notice any damage of the property (their or others), they are obliged to report this fact to the object manager without the delay

3. The owner of the parking space, as well as MR.PARKIT, does not bear any responsibility for damages caused to persons, animals or things unreasonably present in the garage area.

4. The owner of the parking space, as well as MR.PARKIT, is not responsible for damages caused by accident or force majeure (such as armed robbery, self-ignition of a parked vehicle, weather conditions (snow, icing, ...), war, terrorist attack, sabotage, etc.).

5. Neither MR.PARKIT nor the owner of the parking space is liable for damage caused to the vehicle or other movable property of the parking lot, nor for damage caused by injury in the garage area.

6. The parking driver declares that he has taken out liability insurance for damage caused by the operation of the vehicle (compulsory liability) or other insurance that is similar in terms of conditions and insurance coverage to compulsory liability.

7. It is the duty of tenants to report any unknown persons moving in the building to the object manager.

8. Report the entry with a damaged but mobile vehicle to the security guards, who will assess whether such a vehicle will enter the garages. The security guard has the right not to let in a tenant whose vehicle permanently pollutes the garage space, as well as a vehicle with leaking operating fluids (oil, petrol, brake fluid, etc.). A vehicle whose technical condition does not correspond to the normal condition - eg crashed.

IV. Final Provisions

The tenants undertake to respect and comply with these operating rules of the Anglická 20/140 garage building and all regulations concerning the property in question.

The owner of the building reserves the right to modify, or amend the operating rules for reasons of safety, operation or maintenance in the leased and common areas.

The owner of the building is not liable to the tenant for any breach of the operating rules by another tenant or another person.

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 7. December 2021.