

Operation rules.

Garage Rosmarin Business Center, Dělnická 213, Prague 7

I. Basic provisions

1. Entry to the garage area is permitted only for vehicles with a parking spot assigned via the contact-free electronic card for authorized drivers (the vehicle license plate must be on the list with the security desk) or drivers with a valid reservation in the MR.PARKIT reservation system.
2. Upon meeting this condition the lessee is entitled to use the shared facilities, subject to the provisions of these rules of operation and other legal and technical regulations, as applicable.
3. Only parking spot lessees may enter the garage by vehicle or by foot, or persons authorized or accompanied by them. The parking spot lessee is liable for any damage caused by such persons while they are in the garage. Motor vehicles cannot be admitted to the garage without a reservation under any circumstances.
4. In case of difficulties with a reservation or trouble opening the garage, please contact MR. PARKIT s.r.o. (tel.: +420 277 277 977)
5. Contact building security in the event of any technical difficulties / emergencies.

II. General principles for using the garage

1. The leased parking spot in the underground garage is accessible 24 hours a day, seven days a week
 - on business days as follows:
from 7:00 am to 7:00 pm - barrier gate
from 7:00 pm to 7:00 am - rolling door + barrier gate.
 - on weekends as follows:
from 9:00 am to 3:00 pm - barrier gate
from 3:00 pm to 9:00 am - rolling door + barrier gate.

Drivers with a reservation in the MR.PARKIT system follow the instructions for entering, exiting and walking around the garage they received after their reservation.

2. Garage users must follow the posted signage, instructions from security staff, and instructions from building management staff. When entering and exiting the garage, vehicle drivers must scan their access card on the card reader, even if the gate is open. MR.PARKIT clients identify themselves following the instructions received in the reservation confirmation. Two vehicles may not pass through the gate in a row.
3. Storing anything in parking spots and roadways (driving lanes, sidewalks, stairways) is prohibited.
4. Users must walk on the marked crosswalks inside the garage. Walking on the vehicle access ramps and under the gate is PROHIBITED.
5. Lessees must use only the parking spots assigned to them and may not park in any other spot. If a lessee does park in another spot, the lessor is entitled to fine the lessee CZK 500, and if it happens more than once the lessor is entitled to terminate the parking at once.
6. The lessee must park in the space marked for the parking spot so that the vehicle does not cross the lines of the parking space and does not prevent other vehicles from driving or parking.
7. It is not permitted to store any objects in the reserved parking spot that could cause the vehicle to cross over the lines of the parking spot.
8. Parking spots must not be made dirty with oils and garbage. Small amounts of minor communal garbage can be placed in designated garbage cans.
9. It is prohibited to store and handle fuel, open flame, or flammable, volatile or corrosive substances, leave any moveable property, allow animals to move freely, and drink alcohol, take psychotropic substances, or smoke on the premises.
10. Every parking spot lessee must keep the parking spots and common areas in the parking lot clean and orderly. Anyone who gets the inside roadways dirty is responsible for correcting the matter.
11. Only vehicles in good technical condition may park in the garage.
12. The lights must be turned on before entering the garage and when driving around in the garage.
13. In the event of an electrical outage, drivers must exit the garage immediately and leave the vehicle parked. Drivers must not start the engine or exit the garage in the vehicle.
14. In case of fire, users must immediately

inform garage security staff and leave the garage as quickly as possible. Drivers must not start the engine or exit the garage in the vehicle.

15. In case of fire alarm and evacuation of the building, it is prohibited to exit and enter the garage by vehicle.
 16. It is prohibited to have the engine on for longer than the time necessary to park and exit the garage. It is also prohibited to spend more than 30 minutes in the garage and storage areas.
 17. The garage has HVAC ventilation. If the HVAC is broken, please leave the garage and inform the control room, where the HVAC manual controls are located. Drivers must not start the engine or exit the garage in the vehicle. HVAC can also be started manually at the individual platforms; the control buttons are marked.
 18. Vehicle repairs and maintenance are prohibited in the garage.
 19. Vehicles powered by propane, butane, LPG or CNG are PROHIBITED from entering the garage.
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1. 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.
 2. The parking spot owner and agent have no liability for damage caused to persons, animals and/or things located in the garage without reason.
 3. 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.).

4. Neither the agent 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.

5. MR.PARKIT clients are liable for all damage to or on the premises of BC Rosmarin caused by the vehicle.

6. Neither the agent nor the garage operator are liable for damage caused to parked vehicles, with the exception of damage incurred as a direct result of an accident in the building.

7. All users must report any damage to their own property or that of others to the garage security without undue delay.

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.

10. The garage is the private property of the building owner, and so all MR.PARKIT clients must abide by the Garage Rules of Operation.

IV. Final Provisions

1. The rules of operation lists the basic rules for lease and operation of the garage.

2. The parking spot owner can expand or add to these rules of operation at its own discretion.

3. In the event of breach of these operating rules or generally binding legal regulations, the manager can agree with the owner to deny the lessee access to the garage temporarily.

These rules of operation take effect on 11.4.2022.