

OPERATING RULES.

BesNet Centrum and V2 Outside Parking

The rules are an internal regulation that all employees of EMH South, s.r.o., tenants, visitors, clients of MR.PARKIT, s.r.o., and all other users of the facility are required to uphold and obey.

In areas not specified by this regulation, the persons mentioned above must obey generally binding legal regulations and any other obligations arising from lease agreements. The rules for using the buildings and parking lot are made up of the following parts:

I. Basic provisions

1. Only motor vehicles of the parking spot lessee can be parked in the parking lot. These vehicles must be registered in the records of the building manager or 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 parking lot. Motor vehicles cannot be admitted to the garage without a reservation under any circumstances.

II. General principles for using the Parking Lot

1. People entering on foot and vehicles under 2.5 m in height enter through the front gate; additional rules for vehicles are stipulated in

the facility's traffic rules. Vehicles over 2.5 m in height enter through the delivery gate upon agreement with facility security via the communicator.

2. People on foot must inform security of their destination upon request. Section V2 (see parking slip) is reserved for MR.PARKIT clients. MR.PARKIT clients do not enter the BesNet premises.
3. People walking around outside the building must keep to the footpaths, crosswalks and crossing areas. Dogs are not permitted in the facility unless agreed otherwise with the lessor.
4. The lessor is responsible for cleaning of common areas, roadways and footpaths.
5. In case of difficulties with a reservation or trouble opening the gate with a valid reservation in the MR.PARKIT reservation system, please contact the MR. PARKIT s.r.o. hotline (tel.: +420 277 277 978).
6. In using the parking lot, users must abide by all provisions of these rules of operation as well as safety, fire and public health regulations, protect shared property, and remove or pay compensation for damage they cause in the facility. Users may use their parking spots only to park a vehicle or motorcycle.
7. 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 in the parking lot.
8. It is also prohibited to make engine adjustments or keep the engine running longer than necessary to enter and exit the parking lot. No vehicle repairs are permitted in the facility.
9. Every parking spot lessee must obey the instructions and orders of the facility manager / MR.PARKIT s.r.o. in compliance

with these rules of operation.

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. It is not permitted to perform any individual modifications or repairs in the facility or on the leased parking spot.
12. It is not permitted to perform any other activity not directly related to parking vehicles, in particular distributing flyers, promotional activities, sales, etc.
13. 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.
14. 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.
15. Every lessee must take care to maintain maximum energy efficiency.
16. Washing vehicles in the facility is prohibited.
17. Small amounts of minor communal garbage can be placed in designated garbage cans. Other garbage must be stored and disposed of in accordance with the Waste Act and the conditions set forth in the relevant agreement with the authorized company for hazardous waste disposal at the parking lot.

III. Liability for damages

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. 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.

3. 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.
4. 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.).
5. 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.
6. 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.
7. Upon finding unknown or suspicious persons in the building, lessees have an obligation to report this fact to the building manager.

IV. Fire protection and safety

1. Open flame is not permitted near or inside the buildings.
2. A first aid kit is available at the gate booth in case of illness or injury.
3. Smoking and open flame are prohibited throughout the premises outside reserved areas.
4. Refueling at the parking spot is prohibited.
5. Anyone who notices a fire must take the necessary measures to save anyone in

danger, turn off the electricity in the facility, and extinguish the fire. If they are not able to stop the fire on their own, they must immediately sound the fire alarm.

6. The fire alarm is sounded by calling out "FIRE" and reporting by phone to the on-site fire reporting station, internal line 1429, or the fire department at 150.
7. The workplace supervisor oversees rescue and firefighting activities until the firefighters arrive. Other employees assist as they are able and take necessary measures to rescue persons in danger and attempt to limit the spreading of the fire. If the fire is spreading quickly, the facility will need to be evacuated.
8. Important telephone numbers:
 - Fire reporting station:
 - inside line: +420 239 041 429
 - state line: 150 or +420 222 199 111
 - Emergency services: 155
 - Police: 158
 - Local police station: +420 241 714 495
 - Technical problems in the facility, electricity, water, gas: +420 239 044 241, +420 771 139 679

V. Besnet traffic rules

1. The rules are an internal regulation that all employees of BesNet, tenants, clients of MR.PARKIT, s.r.o., and all other users of the facility are required to uphold and obey.
2. If a driver is involved in a traffic accident on the roadways within the parking lot, the driver must report the accident to MR.PARKIT at the hotline ++420 277 277 978 in addition to upholding the obligations arising from generally binding legal regulations.

VI. Besnet Rules of Traffic Operation

The rules of traffic operation stipulate the rules for operating and driving in the facility and on the parking spots in front of the fenced-in facility.

Entering and parking at Besnet

1. Vehicle entry points are marked with V1 and V2 on the map. Other vehicle entry points are used only in extraordinary circumstances (fire, etc.). All vehicle entry points are used with the knowledge and in the presence of the security staff member on duty.
2. Parking lot users outside the fenced-in area, i.e. in front of the V1 and V2 entry points, receive magnetic cards or a phone number that make the gate open and close automatically, and park in available spots. These cards and phone numbers are not transferable. MR.PARKIT clients park on the V2 area. The entry gate opens after calling the phone number listed in the reservation confirmation.
3. Roadways and paths within the facility (hallways and paths in the storage areas) are designated for people moving around in the facilities and for transporting goods within the facilities. It is prohibited to place any objects here that would prevent the movement of individuals and vehicles. Failure to follow this rule is considered gross breach of safety regulations and constitutes breach of the lease agreement for tenants of areas within the facility.

Roadways in the facility

1. Roadways in the facility are subject to traffic regulations, and:
2. drivers must follow traffic regulations and traffic signage in the whole facility,
3. the speed limit in the whole facility is 20 km/h,

4. no parking is permitted on the roadways (except on spaces marked as parking spots),
5. only hand carts and electric carts for transporting goods via roadways may enter buildings the speed limit inside buildings is 5 km/h,
6. drivers and pedestrians must give way to technical maintenance vehicles with orange warning lights,
7. damaging traffic signage, structural features or greenery constitutes gross breach of the lease agreement,
8. always drive on the right side of the road,
9. vehicles entering the building have right of way,
10. drivers must respect traffic signage inside the parking lot,
11. vehicles on the road have right of way over vehicles exiting parking spots. Driving and turning within the parking lot are subject to normal traffic rules,
12. roadways in the facility must not be used for parking vehicles or storing materials,
13. for safety reasons, upon every entry/exit to/from the parking lot drivers must ensure that the gate closes so no unauthorized persons can enter the facility.

Cleaning and repairing roadways, areas and lighting

1. BesNet is responsible for operation, maintenance and repairs to the lighting.
2. EMH South is responsible for cleaning roadways and placing, repairing and cleaning traffic signage.
3. Outdoor lighting turns on and off automatically on a set system, or it can be turned on and off manually by a security staff member.

Pedestrians on roadways.

1. Pedestrians walking on footpaths or roadways must stay to the left and remain on de-iced roads in the winter, always use the crosswalk or places designated for crossing / pedestrians do not have the right of way at these places. Security staff records and gives instructions to outside visitors regarding their movements around the facility.
2. Security staff accompanies anyone who is blind or visually impaired.

VII. Final provisions

1. This directive applies to company employees, tenants, MR.PARKIT clients and visitors to the facility, both for EMH SOUTH and companies with their own premises in Besnet Centrum.
2. Unless stipulated otherwise in this regulation, generally binding legal regulations apply.
3. The parking spot owner can expand or add to these rules of operation at its own discretion.
4. 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 enter into effect on June 6, 2022