

# Operating rules.

## Parking

### U Vinných sklepů 5, Prague 9 -Vysočany

#### I. Basic provisions

1. Only motorized vehicles of the parking space lessee can be parked in the parking 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, fitness center clients, supplier of the department store and clients of MR.PARKIT with a valid reservation are allowed to drive into and have access to the building. For the duration of these people stay in the parking 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 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).

#### II. General principles for using the parking space

1. While using the parking 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 parking space exclusively for parking a vehicle or motorbike.

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 to adjust the running of an engine or to leave an engine running longer than is necessary for entering and exiting in the parking. It is not permitted to carry out any vehicle repairs in the building.
4. Every lessee of a parking 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 parking space is obliged to keep things clean and tidy in the spaces as well as in the communal spaces of the parkings. 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.

9. It is not permitted to store any other items in 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. 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 company that carries out the disposal of dangerous waste in parking.

#### 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 parking 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 parking.

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.

#### IV. Fire Prevention Requirements

1. Smoking and handling a naked flame outside of designated areas is prohibited throughout the entire building
2. It is forbidden to refuel in the parking space.

#### V. Movement of Vehicles in the Parking

1. One drives on the right in driveways.
2. Vehicles entering the building have the right of way.
3. Vehicles on driveways have the right of way ahead of vehicles exiting from parking spaces. The rules of the road apply for driving and turning on the parking premises.
4. A driver can only use the left half of driveways for the time that it is utterly necessary for exiting or entering the parking space whilst simultaneously exercising heightened care and attention.
5. The speed of vehicles in the building may not exceed 5 km per hour
6. Driveways in the building may not be used for parking vehicles or putting down materials.

## VI. Final Provisions

1. The basic rules for leasing and operating parking are laid out in the operating rules.
2. The owner of the parking 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 13.3.2023