

Operating rules.

Senovážné náměstí

1465/7, 110 00, Prague 1

I. Basic Provisions

1. 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 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 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: +420 277 277 977)

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. Every lessee is obliged to be as efficient as possible when it comes to the consumption of energy.
9. It is forbidden to wash vehicles in the garage

spaces or on the premises' driveways.

10. 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.

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.
8. In the event of a breach of the SAFETY PARKING INSTRUCTIONS below, the driver is liable for damage caused to his vehicle and the parking system.
9. In the event of any non-standard situation that does not allow you to follow the SAFETY PARKING INSTRUCTIONS below, the user must contact the building's reception and then follow its instructions.

IV. Safety parking instructions

1. Passenger vehicles up to 1.8 m high, 5.0 m long, 1.9 m wide and weighing 2.5 t can be parked in the automatic parking system.
2. Vans and motorbikes cannot be parked in the automatic parking system.
3. The installation is exclusively for the use of cars! Except for the entrance side, no other accesses are allowed!
4. Make sure that there are no persons or objects in the installation area!
5. Make sure that your vehicle does not exceed the system structure - otherwise there is a risk of collision with the system structure and damage to your vehicle!
6. Any repairs or interventions to the parking system must only be carried out by authorised and properly trained persons. It is forbidden for unauthorised persons to enter the pit.
7. Please make sure that there are no passengers in the car when in or out-parking!
8. When in-parking and out-parking, always

switch on the car lights!

9. Before parking onto the platform:

- pay attention to the maximum permissible car weight and car dimensions;
- remove any residues of snow and ice from the car;
- do not drive onto a platform with snow chains ;
- remove roof rack, bikes and skis;
- secure the trunk lid against opening;
- watch out for children and pets, keep them away from the parking system!

10. Parking:

- The building reception will open the gate to the platform. The platform of the installation area is ready if the gate is fully open.
- Make sure that no persons enter the installation area!
- Drive onto the platform carefully at walking speed!
- Drive only into your assigned parking space!
- Make sure that no parts of the vehicle exceed the platform at the rear or sides - otherwise there is a risk of collision with the construction of the parking system and damage to the vehicle!
- After stopping on the platform, pull the manual brake, shift into 1st gear, shut off the engine and close all vehicle doors.
- Watch for protruding edges and unevennesses to avoid tripping!
- After parking, leave the installation area and make sure that there are no persons or objects in the installation area!
- The installation area gate will be closed by the building reception.

11. The building reception will open the gate to the installation area for you on your

way out. Please be careful, watch out for people moving around. Pay extra attention when backing off the installation area. The installation area gate will be closed by the building reception.

12. **WARNING:** Parking vehicles that exceed the permitted dimensions can suffer damage during parking or during movement of the platform. Low-slung cars, and cars with front spoilers may be parked only at the driver's own risk.

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

VI. Movement of Vehicles in the Garage Building

1. One drives on the right in driveways.
2. Vehicles entering the building have the right of way.
3. Drivers are obliged to respect traffic signs inside the garage building.
4. Vehicles on driveways have the right of way ahead of vehicles exiting from garage parking spaces. The rules of the road apply for driving and turning on the garage premises.
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.
7. During every entry/exit to/from the garages, drivers are obliged for safety reasons to wait until the shutter doors close so that

unauthorized persons may not enter the building.

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 2 2023.