

# Operating rules.

## BBP OFFICES,

### Londýnské nám. 853/1,

### 639 00, Brno

#### I. Basic provisions

1. In order to ensure order and cleanliness in the building, as well as to safeguard the interests of all tenants in the building and the owner, all tenants agree to comply with the following generally applicable rules for use . These rules are in conjunction with the rules of property's "BBP" which are attached to the agreement."
2. Only motorized vehicles belonging to the parking space's lessee may park in the parking space, and they must be registered in MR.PARKIT's reservation system as evidence for the facility manager.
3. By completing this condition, the tenant has the right to utilize the facility. At the same time, they are to abide by the provisions of these operating rules or other possible legal and technical regulations.
4. Entrance by car and foot is only permitted for the parking place's tenant, in some cases to people authorized by them, or people accompanied by them. During the time of their stay in the parking facility the parking place's tenant is held accountable for any damage caused by these people. Under no circumstance is it allowed to permit access to the garage to any other motorized vehicle, for which there is no reservation.
5. In the case of any problems with the reservation / opening the garage please contact the operator - MR.PARKIT s.r.o. (tel: +420 277 277 978).

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

1. Everyone using the garage, its facilities and its services is obliged to comply with these operating rules regarding; safety, fire safety, hygiene regulations, protecting common property and remove or pay for any damages caused to them in the area. Everyone can only use their parking spot for parking their car or motorbike in accordance with the issued approval decision and to comply with the provisions of Act No. 50/1976 Coll. (Building law). In the garages everyone must obey the Road traffic regulations and the preventions of fire risk. Entrance and exit of the garage is monitored with a camera system.
2. The tenant and his visitors may only use rented parking spots, or spots from the MR.PARKIT system.
3. In the case that a tenant parks their car on a spot that isn't theirs, they will be fined by the owner of the building with a one-off fee of CZK 500.
4. No hazardous or polluting substances, toxic substances or wastes, petroleum products, asbestos-containing substances, or infectious substances shall be brought onto the premises by the Lessee, its employees, guests, agents, representatives, and contractors.
5. Tenant, its employees, guests, agents, representatives and contractors shall not bring any hazardous or polluting substances, toxic substances or wastes, petroleum products, substances containing asbestos or infectious substances onto the premises.
6. Tenants are prohibited to enter the facility when under the influence of alcohol, addictive and psychotropic substances or to use them while moving in the facility.
7. There is a strict ban on entering the facility with fire arms, explosives and

pyro technology.

8. It is forbidden to use private electrical appliances, machines and equipment unless they have been properly revised according to the applicable standards.
9. It is forbidden to use private electrical appliances, machines and equipment unless they have been properly revised according to the applicable standards.
10. Everyone is obliged to follow the instructions given in the posted fire documentation and fire safety signs and boards.
11. It is not allowed to make any individual modifications or repairs in the building or in the rented parking space.
12. It is not allowed to carry out any other activities that are not directly related to the parking of motor vehicles, in particular the distribution of leaflets, canvassing, sales activities, etc.
13. The lessee is obliged to park properly in the marked area of the designated parking space so that the motor vehicle does not extend its edge beyond the boundaries of the respective parking space and does not prevent other vehicles from driving or parking.
14. It is not permitted to store any other objects in the reserved parking space that would cause the parked motor vehicle to overhang the boundary of the parking space.
15. Every lessee is obliged to be as efficient as possible when it comes to the consumption of energy.
16. It is forbidden to wash vehicles in the parking spaces or on the premises' driveways.
17. Please note that smoking is prohibited in the common areas of the property, as well as in the immediate vicinity of the entrance to the property. In the outdoor areas there is

Smoking is only allowed in designated areas with ashtrays.

18. Each tenant receives a smart card from a representative of the building owner or manager, MR.PARKIT clients receive instructions for entering the premises via SMS and email confirmation of a valid reservation.

#### III. Movements of vehicles in the parking lot

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 of the parking.
4. 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.
5. 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.
6. The speed of vehicles in the building may not exceed 5 km per hour.
7. Driveways in the building may not be used for parking vehicles or putting down materials.
8. Every time the driver enters/exits the premises, he/she is obliged to wait until the barrier is closed for security reasons, so that unauthorised persons cannot enter the premises.

#### IV. Fire Prevention Requirements

1. Smoking and handling a naked flame outside of designated areas is prohibited throughout the entire building.
2. A parked and locked motor vehicle in

a garage cannot have its gear engaged gear and handbrake applied.

3. It is forbidden to refuel vehicles in the parking space.

## V. Liability for damages

1. The lessee (driver) takes into account that it is not the case where the owner of the parking spot nor MR.PARKIT are guarding the vehicle of the lessee.
2. Upon discovering damage on your personal property or third-party property, everyone is obliged to inform the staff about it without any necessary delay.
3. The owner of the parking spot/ the operator doesn't take responsibility for the damage caused to persons, animals or objects found in the garage.
4. The owner of the parking spot, same as the operator, isn't responsible for the damage caused due to unforeseen events (such as; armed robbery, spontaneous combustion of a parked vehicle, weather (snow, ice), war, terrorist attacks, sabotage etc.)
5. Neither MR.PARKIT nor the owner of the parking space shall be liable for damage to the vehicle or other movable property of the parker, nor for damage caused by injury in the garage area.
6. The parker declares that he has liability insurance or other insurance which is similar in terms and coverage to the compulsory insurance.
7. It is the duty of the tenants to report this fact to the administrators of the building upon detection of unknown persons moving in the building.

## VI. Final provisions

1. The basic rules for leasing and operating parking are laid out in the operating rule.

2. The tenants agree to respect and comply with these operating rules of the building and all regulations relating to the subject property. The owner of the building reserves the right to modify or amend the operating rules for reasons of safety, operation or maintenance of order in the rented and common areas.
3. The building owner shall not be liable to the tenant for any breach of operating rules by another tenant or other person.
4. Upon a breach of rules stipulated by the operating rules or legal regulations may the manager, by agreement with the owner, prohibit the tenants access to the building.
5. 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 the 25.05.2023.