

Operating Rules.

**Vídeňská 815/89A, Brno-
střed-Štýřice, 639 00**

I. Basic Provisions

1. 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.
2. 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.
3. 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.
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)
5. In the event of any technical difficulties or an accident, please contact the building manager – 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. Special vehicles (eg. towing vehicles, equipped with loading mechanisms, advertising vehicles etc.), can only enter the car park with a written permission from the Center Administration.
3. Vehicles may only park at designated areas, eg. parking spot marked with horizontal markings.
4. Parking the vehicle above the horizontal marking, violating verticle road signs, parking in the entrance or exit, in legally marked places (even with portable signs) or in reserved areas (reserved areas include parking spaces reserved for vehicles of fellow citizens with disabilities ar all considered as WRONG parking, by the garage staff.
5. In the case of damaging the entrance or exit barrier, the person who caused it is fully responsible, and will be obliged to pay the damages.
6. The maximum permitted speed in the parking lot is 10 km/h.
7. The lessees are obliged to inform the staff of the parking lot about all extraordinary events (eg. crashes, injuries, damage caused to the

parking facility etc.).

8. Illegal actions against users of the center's parking lot are resolved on the basis of notification by the affected, through the center's administration or the center's security service, the Police of the Czech Republic and other law enforcement authorities.
9. It is not permitted to store any other items on the reserved parking place that would cause the parked vehicle to extend beyond the boundary of the parking space.
10. Vehicles blocking the traffic in the parking lot, or vehicles parked in a manner not following the Operating Rules of this parking lot will be towed from the parking lot, at the expenses of their owner.
11. At the same time, the Visitor Regulations of the Business and Administrative Center apply to the parking lot.
12. Vehicles fuelled by LPG and CNG are forbidden in the parking lot.

III.The following is prohibited in the parking lot of the Business and Administrative Center:

1. Maintaining and fixing the vehicle, including refilling any liquids into it.
2. Wash or clean vehicle interior, body and engines of parked vehicles.
3. Littering in the parking lot, leaving cigarette buds, brining in mud with dirty wheels.
4. Damage the parking facilities and its infrastructure.
5. Begging, or perform any dance, escapade,

musical or singing act production, operate any other entertainment activities, including betting, lottery or gambling.

6. Operate stall or errand sale without written notice permit approved by the Center Administration, to carry out dealer activities and all political, gathering activities or of a demonstration nature, including charity events, without the written consent of the center's management. Furthermore, it is prohibited to place leaflets, banners, slogans, calls, etc. in the parking lot, even those attached to the bodies of parked vehicles.
7. Take pictures, film or purchase recordings.
8. Provide driving school test drives.
9. Move drunk persons or persons under the influence of narcotic and psychotropic substances that reduce attention.
10. Stay in the parked car for longer than necessary. The parking lot's staff may ask people that stay in the parked car for too long for a valid reason, if they deem it necessary.
11. Riding bicycles, scooters, roller-skates, skateboards or different vehicles (eg. motorbikes).

12. To leave little children or pets without attendance (eg. dogs without leashes).

IV. Evacuation of people

1. When an evacuation is announced, all persons present in the parking lot, including users, are obliged to obey the orders of the emergency (respectively security) teams, the Building Administration, the parking attendants or the security services of the center.

V. Damages Caused at the Parking Lot

1. The building management warns all users of the parking lot (i.e. all parking areas, regardless of whether it is an indoor or outdoor or otherwise marked parking area) that despite the location of the barrier system, it is not guarded parking lot (there is no security service or 100% coverage of the parking lot with a camera system), because the barriers they are only intended to prevent the entry of unauthorized users/vehicles. For the reasons stated above, the Owner of the object (to the maximum extent permitted by the mandatory provisions of the Civil Code) does not assume responsibility for damage, loss, theft or destruction of a parked means of transport or its accessories (or items placed in vehicles)..

2. The lessee (driver) keeps in mind that it is not a guarded parking lot i.e. the administration of the building, the owner of the parking space, nor MR.PARKIT undertake to guard the tenant's vehicle.

3. Upon discovering damage on personal or third party property, everyone is obliged to inform the facilities manager about it without any extended delay. All damages, on the vehicles and to the facilities, must be immediately announced to the parking lot's staff or manager, and it must always be done before the vehicle leaves the parking lot.

4. The vehicles owner/driver is responsible for all the damages caused by their vehicle on anyone's health or property.

5. The management of the building / The owner of the parking space / as well as the intermediary bears no responsibility for damage caused to persons, animals or things found that had no reason to be in the Parking area.

6. Facility management / Parking place owner / as well as the intermediary is not responsible for damages caused as a result of a fortuitous event or force majeure (such as armed robbery, spontaneous combustion of a parked vehicle, weather effects (snow, ice,...), war, terrorist attack, sabotage, etc.).

7. The MR.PARKIT organisation, the facilities management or the owner of the parking space are not responsible for damage that occurs on the car or other vehicles, or damage caused by injury in the area of the parking lot.

8. Owner/driver of the car is obliged to lock and secure their car when leaving it. Owner/driver is also obliged to not leave any valuable goods (eg. laptop, phone etc.) in visible places of the car. The facility doesn't take any responsibility for the loss or damage of these properties.

9. The person parking declares that he has taken out liability insurance for damage caused by the operation of the vehicle (compulsory liability) or other insurance that is similar in terms of terms and insurance coverage to compulsory liability.

10. It is the responsibility of the tenants to report this fact to the property managers when they discover unknown persons moving around the building.

11. For the avoidance of doubt, the lessor hereby determines that the operation of vehicles on all parking areas (regardless of whether it is internal or an outdoor or otherwise marked parking area) will be subject to the same rules as for the operation of vehicles on land communications (i.e. Act No. 361/2000 Coll., on road traffic, as amended, and related regulations).

12. The driver is responsible for the safety of the passengers in their car when driving in the parking lot.

V. Final Provisions

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

2. Only the owner of the parking space may extend or supplement these operating rules.

3. 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.

These operating rules take effect as of the 23.8.2023.