

Operating rules.

Garage Na Poříčí

1076/5, 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 or drivers with a valid reservation at MR.PARKIT 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. Only passenger vehicles may enter the underground parking area and then park and garage there. Vehicles must be in good roadworthy condition and their height must not exceed 170 cm.
2. The provisions of Act No. 361/2000 Coll., on road traffic and on amendments to certain acts, as amended, apply in full in the

underground car park.

3. The operation of the underground car park is under the supervision of the operator's staff and security service. The user is obliged to obey their instructions.

III. Prohibitions

It is strictly forbidden in the underground parking area:

1. To carry out any maintenance and repair of vehicles.
2. Car washing.
3. Handling and storage of fuel and oil.
4. Smoking and use of open flames.
5. Depositing any objects and littering areas.
6. Driving and parking gas powered vehicles and electric vehicles.
7. Leaving persons, valuables, luggage and animals in a parked vehicle.
8. Park in spaces reserved for disabled citizens.

IV. Obligations of Users

Users of parking areas are obliged to:

1. Park or garage properly in the designated area of the designated garage space, i.e. so that the vehicle does not extend beyond the boundaries of the garage space and does not obstruct other vehicles from driving or parking.
2. Secure the vehicle against spontaneous movement.
3. Follow the operator's instructions when using the parking system.
4. Secure the vehicle against short-circuiting of the electrical system. installation.
5. If required by the fire protection authorities,

the user must disconnect the vehicle battery when garaging. The operator will be notified of this obligation.

6. To use the garage spaces exclusively for parking or garaging vehicles.

V. Obligations of pedestrians

Pedestrians in the parking lot are required to:

1. Use the shoulders only (not the center of the road).
2. Use only stairs or elevators designated for that purpose when descending or ascending floors.
3. Supervise the safety of children traveling with them. "Pedestrian" includes the user or driver of the user's vehicle when leaving the vehicle in the underground parking area.

VI. Penalties for breach of duty

1. If the User violates any of the obligations specified in Section II, point 3; Section III, point 1, 2, 5, 7, or 8; Section IV, point 1-12, the Operator is entitled to demand payment of a contractual penalty of CZK 1,000 for each case of violation of such obligation.
2. If the user breaches any of the obligations specified in section II, point 1; section III, point 3, 4, or 6; the operator is entitled to demand payment of a contractual penalty of CZK 5,000 for each case of breach of such obligation.
3. If the User breaches the obligation referred to in Section IV, point 5 or 6, or breaches the obligation to make payments due and on time under these Rules of Operation of the Underground Car Park or the Vehicle Garage Agreement, or if it is necessary to protect the important rights of the Operator, the Operator shall be entitled to take measures to allow other customers of the Operator to properly use the services of the Underground Car Park or to protect its rights

to payment. In particular, the operator shall be entitled to move the user's vehicle itself, to have it towed by a towing service or to fit it with a technical device to prevent its departure (a 'wheel clamp'). The operator shall be entitled to keep the wheel clamp on the vehicle until the user has paid in full all payments due under the contract or under the law, including contractual penalties.

4. The User is also responsible for compliance with the obligations under these Rules of Operation of the underground car park and the Contract for the provision of garage parking for motor vehicles by drivers who use any of the parking cards provided by the User to enter the underground car park, as well as by their passengers. In the event that such a person breaches any obligation, the User shall be liable for damages and shall pay the contractual penalty as if he had breached the said obligation himself.

VII. Liability for damages

1. The user is obliged to report any damage caused in the underground car park immediately after discovering it, but at the latest before leaving the car park, to the staff of the RP Clinic reception.
2. The user is liable for damage caused to the operator or another person as a result of a breach of a contractual obligation or an obligation stipulated by law.
3. The operator is not liable for damage to the vehicle and its accessories located in the underground garage. If damages are caused by mutual damage to the vehicles, they are covered by the liability insurance of the parties involved in the accident.
4. The operator shall not be liable for any damage caused by the theft of the vehicle or for the theft of items left in the vehicle (Section III, point 7). At the request of the injured party, the operator may arrange for the assistance of the Police of the Czech

Republic.

5. The lessee (driver) acknowledges that this is not a guarded parking lot, i.e. neither the owner of the parking space nor MR.PARKIT is obliged to guard the lessee's vehicle.
 6. 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.
 7. 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.
 8. 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.).
 9. 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.
 10. 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.
 11. Upon finding unknown or suspicious persons in the building, lessees have an obligation to report this fact to the building manager.
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 22 December 2023.

VIII. Final Provisions

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