

Operating rules.

Garage Opatov Park, Líbalova 1/2347, Prague 4.

2nd underground level, parking spots 165, 166, 167, 168 and 169 and other spots assigned in the MR. PARKIT system (hereinafter the “garage”).

These “Rules of Operation” stipulate the conditions for parking vehicles, the scope of technical service available in the garage and activities prohibited in the garage. Persons entering the garage and parking spot users must familiarize themselves with and abide by these rules of operation.

1. Basic Data of the Garage

Address: Opatov Park, Líbalova 1/2347, Praha 4 (hereinafter the “building”)

Parking spots 165, 166, 167, 168 and 169 are located on the 2nd underground level, the underground garage of the above-mentioned building (hereinafter the “parking spot” or “spot”).

2. Building Owner

Opatov Park, a.s.; U Sluncové 666/12a, Karlín, 180 00 Praha 8, Business ID No.: 28961161 (hereinafter the “owner” or “parking spot owner”)

3. Building Manager

KNIGHT FRANK, spol. s r.o. Václavské náměstí 3, 110 00 Praha 1 Czech Republic

(hereinafter the “manager”)

4. Contact Person for the Building:

Reception desk, tel.: +420 272 125 502 or +420 272 125 510

5. Emergency Calls

Building reception: 272 125 502 or 272 125 510

Report a fire in the building to:

- reception desk
- 150 Fire Rescue Service of the Czech Republic
- 155 Emergency Medical Service
- 158 Police of the Czech Republic
- 156 Municipal Police
- 112 Single European emergency number

6. Authorized User Specifications

The authorized user of the underground garage means the parking spot lessor or drivers of vehicles authorized by the lessees and persons accompanying them. The lessee and parking spot user also mean clients from the MR. PARKIT reservation system (hereinafter the “user” or “parking spot lessee” or “client” or “driver”). Users must adhere to the rules and regulations pursuant to the rules and regulations under the generally valid legislation of the Czech Republic, these rules of operation for underground garages and operating instructions from the reception desk and security.

7. Instructions for Users

Only drivers registered with the building manager or in the MR. PARKIT reservation

system have access to the garage and may park in it. Upon meeting this condition the lessee or a driver authorized by the lessee is entitled to use the parking spot, garage and shared facilities (hallways, stairs, elevators), subject to the provisions of these rules of operation and other legal and technical regulations and instructions from building staff, as applicable.

Only authorized parking spot users may enter the garage by vehicle or by foot, or persons authorized or accompanied by them. The parking spot lessee is liable for any damage caused by such persons or persons accompanying them while they are in the garage.

Vehicles without access rights to the garage cannot be admitted under any circumstances.

Garages are operated 24 hours a day, year-round.

Garages are monitored by a CCTV system. Reception and building security staff perform remote surveillance, operate the CCTV system and secure the CCTV footage. Every user must inform reception or security staff immediately of any extraordinary situation, anything in conflict with these rules of operation, and anything subject to general civil reporting duties.

8. Vehicles Entering and Exiting the Garage

The reception desk for the garage is located next to the garage entrance and is open 24 hours a day. If the reception desk next to the garage entrance is not open, the central reception desk by the main entrance on the ground floor of the building will be available to allow users to access the garage and enter/exit by car.

- All vehicles enter and exit the garage with the assistance of reception desk or security staff, or on their own using an access card or chip. MR. PARKIT clients report to the main reception area on the ground floor of the building. Reception will allow the vehicle to enter after the client shows a valid parking spot reservation and reception or security staff checks it. If a MR. PARKIT client receives an access card or chip for authorized access to the garage, they must return said access card or chip to the main reception desk when they leave. In the event of loss, damage or failure to return the access card or chip, the lessee or MR. PARKIT client will be charged a penalty of CZK 1,000.

Users entering the garage using an access card or chip must protect the card or chip from damage and report loss of the same to the reception desk immediately in their own interest. If they lose or damage the card, users must prove their identity by showing appropriate documentation, such as the parking spot lease agreement or confirmation from the MR. PARKIT reservation system. In such a case users shall receive a new access card at their own expense.

9. Restricted Entry

Drivers entering the garage with a damaged but roadworthy vehicle must report immediately to reception staff, who will assess whether the vehicle may enter the garage. Reception and security staff may ask to see the vehicle’s technical certificate and check the validity of the technical inspection station (STK). Obviously damaged or wrecked vehicles and those without a valid technical inspection (STK) will not be permitted to enter the garage.

Reception or security staff are entitled to prohibit users from entering the garage if their car gets the parking spot dirty or there are reasonable grounds to suppose that they may cause damage or harm to third parties due to their problematic technical condition, lack of cleanliness or otherwise disruptive and bothersome influence. Problematic technical condition means leaking oil, gas, brake or other fluids, or the presence of dirt, mud, or other substances on the vehicle, etc.

Vehicles pulling trailers and/or powered by LPG are prohibited from entering the garage.

10. Vehicles parking

Entry to the garage is restricted based on the size of the entrance and parking spots.

- a) The maximum possible vehicle dimensions for outside parking are: height (no restriction) x width 2.4 m x length 4.6 m.
- b) The maximum possible vehicle dimensions for parking in the underground garages are: height 1.9 m x width 2.4 m x length 5.0 m.

Maximum speed limit in the garage is 5 km/h.

Users must park in the designated spot as agreed in the lease agreement or confirmation from the MR. PARKIT reservation system. Parking outside designated parking spots and in spots reserved for specific vehicles, companies or other lessees is strictly prohibited and is subject to a fine of CZK 5,000 for each case. Security will document the incorrectly parked vehicle and inform the manager and MR. PARKIT reservation system.

Drivers must park their vehicles evenly in the parking spot and leave at least 0.5 m of space between the vehicle and the wall. Drivers line up the wheels symmetrically with the parking lines and put the vehicle in neutral. Parked vehicles may not contain combustibles, explosives, live animals, or dangerous substances such as chemicals, etc. People may not remain in parked vehicles. Running the engine on idle, washing vehicles and performing repairs while parked are all prohibited.

Drivers must turn on their headlights any time the vehicle is moving in the garage.

11. Exclusion of the Parking Spot Owner's Liability for Harm

Lessees (drivers) acknowledge that the garage is not guarded, i.e. neither the parking spot owner, manager, security or reception staff, nor MR. PARKIT are obliged to guard the lessee's parked vehicle.

All users must report any damage to their own property or that of others to the garage manager, security or reception desk without undue delay.

The parking spot owner, manager, security, reception desk staff, and/or MR. PARKIT are not liable for any potential damage to vehicles caused by improper driving or otherwise caused by another person. Since the subject of the lease is not a guarded parking lot, but only a parking spot, the parking spot owner, manager, security, reception desk staff, and/or MR. PARKIT are not liable for damage caused by theft of or damage to the car, part of the car, or items and accessories inside the car.

The parking spot owner, manager, security, reception desk staff and MR. PARKIT have no liability for damage caused to persons,

animals and/or things located in the garage without reason.

The parking spot owner, manager, security, reception desk staff and MR. PARKIT are not liable for damage caused as a result of a random event or force majeure.

The parking spot owner, manager, security, reception desk staff and MR. PARKIT are not liable for any proprietary or non-proprietary damage or harm caused to a parked vehicle or other movable asset(s) of the parking spot lessee or driver, even damage caused to human health or life when the lessee, vehicle or persons authorized by the lessee are parking and/or moving in the garage and on the premises of the building.

12. User Liability for Harm

The parking spot lessee (driver) represents that in parking and moving around the garage and premises they are fully aware of their general liability for any damage or harm caused, deliberate or negligent, proprietary or non-proprietary, to third parties, whether to assets (i.e. tangible movable assets, including animals) and real property, or parts thereof, by damage or destruction (injury or death of an animal), or to the health and/or life of such third parties.

The parking spot lessee (driver) represents that they are aware that their general liability also applies to any and all non-proprietary harm caused to injured third parties or their family members.

The parking spot lessee (driver) represents that they have motor third party liability insurance for the vehicle that will be parking in the garage, or other insurance similar to liability insurance with regard to conditions and coverage, covering the

above-mentioned general liability for any damage or harm caused, deliberate or negligent, proprietary or non-proprietary, to third parties by operating the parked vehicle.

The parking spot lessee (driver) represents that they are aware that, if they do not have valid liability insurance or if their liability insurance does not cover any damage caused, then the parking spot lessee (driver) shall be liable for any and all damage and harm caused to third parties with the lessee's (driver's) own assets and income.

13. Rights and Obligations of Users

Users may remain in the garage area only for the time necessary to enter and leave. Users must adhere to traffic regulations and signage in the garage.

In the event of an accident, users must contact reception desk staff and the Police of the Czech Republic and complete the necessary documentation with the appropriate authorities. Until such documentation is completed, users may not move their car under any circumstances.

Users must keep the area clean and prevent damage to the building, garage and/or equipment.

Before leaving the garage users must check that their car is locked and properly secured, including the sunroof and all other windows.

14. Prohibited Substances

The following is strictly PROHIBITED in the garage:

- Topping up fuel and other liquids, performing maintenance or washing vehicles.
- Storing fuel, explosives, firearms and pressure vessels pursuant to Czech technical standards.
- Locking children or animals in the car while parked or sleeping or resting in a parked vehicle.
- Handling open flame and smoking.
- Handling the vehicle of another owner.
- Parking outside marked parking spots.

15. Restrictions in Case of Fire In the event of a fire alarm:

- All users must leave the garage immediately using the marked paths.
- Do not move cars in any way or drive out of the garage.
- Do not drive into the garage.

16. Final Provisions

These rules of operation set forth the basic rules for parking and operating the garage.

The parking spot owner can expand or add to these rules of operation at its own discretion.

In the event of breach of these operating rules or generally binding legal regulations of the Czech Republic, the reception desk or security staff can agree with the owner to deny the lessee access to the garage.

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.

In Prague, on April 6, 2017

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28961161