

# Rules of Operation – for the garage accessible from Záhřebská

Záhřebská 48, Praha 2,  
120 00

1. Garage users must respect the following instructions and provisions of these garage rules and any instructions from reception staff / fire reporting station and abide by the fire regulations for the building and the provisions of the agreement on use of parking space.

2. Only motorized vehicles of the garagespace 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 MR.PARKIT.

3. 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.

4. 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.

## I. Instructions for users

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

2. 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.

3. 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.

4. 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.

5. 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.).

6. 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.

7. The garage and access to the garage are under constant CCTV surveillance and everything that happens in this space is recorded.

8. 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.

9. Upon finding unknown or suspicious persons in the building, lessees have an obligation to report this fact to the building manager.

10. Always inform reception when entering the garage with a damaged but operational vehicle so they can assess whether to allow the vehicle into the garage. Reception staff has the right to refuse entry to tenants whose vehicles permanently contaminate the garage and vehicles leaking operating fluids (oil, gas, brake fluid, etc.). They can also refuse entry

to a vehicle not in normal working order (e.g. post-crash).

THE GARAGE ENTRY AND EXIT USE THE SAME GATE TO THE GARAGE.

## II. Vehicles entering and exiting the garage

Vehicle entry is secured by remote door opening and exit by sensor or manual control. MR.PARKIT clients open the gate by calling from a registered mobile phone. Vehicles must have their lights on when entering the garage. Users must also obey instructions if the exhaust emissions warning system is triggered, i.e. immediately leave the garage. Maximum speed inside the garage is 5 km/hour.

## III. Rights and obligations of the user

1. Users may move around the garage only for as long as absolutely necessary.

2. If an accident occurs in the garage, users must inform the garage operator without delay, and the garage operator will arrange for a report to be made with the relevant authority. Until the report is made, the damaged vehicle cannot be moved or handled in any way.

3. Users must park in the spot set forth in their lease agreement or reservation confirmation from the MR.PARKIT system.

4. Users must keep the area clean and prevent damage to the operator's property.

5. Before leaving the parked vehicle, users must check that it is locked including the sunroof.

## IV. Prohibited handling

IT IS PROHIBITED:

- To fill up fuel and other fluids or repair and wash the vehicle in the garage.
- To store fuel, explosives, firearms and pressure vessels pursuant to Czech technical standards in the garage.
- Sleep, rest or lock children or animals in the

vehicle and/or garage.

- To handle open flame or smoke in the garage.
- To handle another owner's vehicle in the garage in any way.
- To enter the garage with a vehicle operating on natural gas.

## V. Fire rules

IF THE FIRE ALARM GOES OFF:

- ALL GARAGE USERS MUST IMMEDIATELY LEAVE THE GARAGE BY THE MARKED ESCAPE ROUTES AND GATHER AT THE EVACUATION POINT ON THE CORNER OF FRANCOUZSKÁ AND JANA MASARYKA WHERE THEIR NAMES WILL BE RECORDED.
- IT IS PROHIBITED TO HANDLE VEHICLES AND TAKE THEM OUT OF THE GARAGE.
- IT IS PROHIBITED TO ENTER THE GARAGE.

## VI. 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.

In Prague, on June 3, 2019