

PARKING SPACE LEASE AGREEMENT TERMS

The lessee of the parking space undertakes to observe these terms upon leasing a parking space and paying the first instalment of the parking space fee.

1. Fee

- 1.1. The lessee undertakes to pay the parking space fee monthly when they pay the rent for the apartment.
- 1.2. The fee and the terms of paying the fee are specified in the fee payment receipt. If the lease agreement becomes valid before the 15th of the month, the fee shall be paid for the current month in full. If the lease agreement becomes valid on or after the 15th of the month, the fee shall be paid starting from the following month.
- 1.3. The lessor has the right to adjust the fee annually. As a rule, the lessor gives a written notice of the fee adjustment.
 - 1.3.1. The price of charging electricity is specified at the same time.
- 1.4. If necessary, the lessor can indicate another parking space in the parking area.
- 1.5. If there are free spaces in the property's parking area, the lessee can get another parking space for themselves. The lessor may, if necessary, terminate the parking space if the need changes in accordance with section 7.

2. Keys to the parking space or parking garage and any additional keys

- 2.1. The lessee of the parking space undertakes to return the key, access card or any other corresponding item upon the termination of the lease agreement. The lessor has the right to charge the costs incurred by the failure to return a key according to the currently valid price list.

3. Usage of the parking space

- 3.1. The parking space may only be used for parking the vehicle referred to in section 3.2 and used by the lessee or a member of their family.
- 3.2. You are only allowed to park cars, station wagons, vans or motorcycles currently in use that fit the dimensions of the parking space without causing any disturbance to the users of the adjacent parking spaces. (For example, parking lorries, recreational vehicles and large motorhomes as well as withdrawn cars in the parking space is forbidden.) Unregistered and withdrawn vehicles will be removed, and the owner/holder is held liable for the incurred costs.
- 3.3. It is essential that the lessee of the parking space parks their car in the leased space instead of any other part of the land area controlled by the lessor.
- 3.4. The lessee must maintain cleanliness, observe the regulations of the property and any additional rules and regulations issued by the lessor for the purpose of maintaining general

order when using the parking space.

- 3.5. The lessor shall not be liable for any vandalism or damage not attributable to the lessor caused to the vehicle at the parking space or, if the lessee cannot use the parking space, any subsequent inconveniences.

4. Usage of the electrical outlet for heating the car and the electrical car charging station

- 4.1. The maximum power of the heating resistors is 1,000 Watts.
- 4.2. It is essential that the heating resistor and electrical/charging cable are approved by the relevant authorities.
- 4.3. The electrical/charging cable must not be left hanging in the electrical outlet/charging outlet, and the cover of the outlet must be locked at all times.
- 4.4. The lessee is liable for the costs incurred by the wrongful use of the electrical outlet/charging station.
- 4.5. At the end of the lease agreement, the lessee must return the electrical outlet keys immediately to the property maintenance company. The lessor has the right to charge the costs incurred by the failure to return a key according to the currently valid price list.
- 4.6. The lessor has the right to cut the supply of electricity to the outlets outside months when heating is usually required.
- 4.7. The electrical outlet is only intended for heating a car for the purpose of starting its engine. For example, it is forbidden to connect a recreational vehicle to the outlet for other purposes than starting its engine. Charging electric cars and other similar vehicles is forbidden.
- 4.8. The user of the charging station agrees to conclude an agreement with the operator currently in use and to pay for the electricity used based on the price stated by the lessor and the increased parking space fee in connection with the rent or the operator's invoicing.

5. Parking space maintenance

The property owner is responsible for the maintenance of the parking area with the following limits:

- The property owner is not obliged to clear snow or grit or salt the area between cars/parking spaces or around individual parking spaces (e.g. under the car).
- However, the property owner should strive to maintain the parking space area in winter, where possible.
- Any failures and deficiencies in the charger station or electric outlet equipment or any nuisance caused by them or any damage to the lessee's property caused by the equipment do not entitle the lessee to a rent reduction or compensation for damage from the lessor. The lessor is not liable for any restrictions or other deficiencies in the distribution of electricity or



the operation of the equipment or any direct or indirect damage to the lessee's property at the parking space resulting from these or from fire, water, soot, theft, vandalism etc.

6. Violation of terms

If the lessee fails to pay the parking space fee or violates the terms of the agreement in any other manner, the lessor has the right to prevent the lessee from accessing the parking space and to terminate the parking space lease agreement without consulting the lessee.

7. Validity of the parking space lease agreement

The agreement is valid indefinitely. The notice period for both parties is one month from the end of the month during which the other party is informed of the termination of the agreement. The lease agreement for the parking space automatically expires at the end of the lease agreement for the apartment and does not need to be terminated separately.

