

Terms And Conditions Of The Parking Space Lease Agreement

The lessee of a parking space undertakes to comply with these terms and conditions after reserving a parking space.

1. RENT

1.1 The lessee undertakes to pay the rent of the rented parking space monthly.

1.2 The rent and terms of payment are specified in the rent payment receipt. The rent payment begins from the date on which the lease agreement begins and is due to be paid within five days of the start of the agreement.

1.3 The landlord has the right to review the amount of rent annually. The rent review is announced in writing.

2. KEYS AND PARKING PERMITS FOR PARKING SPACES, PARKING GARAGES, ETC

2.1 The lessee undertakes to return all the keys, access passes, parking permits, etc. given to them to the key management company at the end of the lease agreement.

2.2 The landlord has the right to invoice an unreturned key, access pass, parking permit, etc. in accordance with the currently valid price list.

3. USAGE OF THE PARKING SPACE

3.1 The parking space may only be used to park a vehicle mentioned in section 3.2 used by the lessee or a member of his family living in the same household.

3.2 Only such passenger cars, station wagons, vans or motorcycles that

fit into the parking space without disturbing the adjacent parking spaces, may be parked. The parking of trucks, caravans and large motorhomes and derelict cars, etc., is prohibited. Unregistered and decommissioned vehicles are removed at the expense of the owner/holder.

3.3 Parking is permitted only in rented parking spaces and not elsewhere in the plot areas controlled by the landlord.

3.4 When using the parking space, the lessee must follow cleanliness, general house rules and other instructions and regulations issued by the landlord.

3.5 The landlord shall not be held liable for vandalism, damage to the vehicle in the parking space, or disadvantage caused by obstruction of the use of the parking space, that has not been caused by the landlord's negligence.

3.6 Handicapped parking spaces are primarily rented to holders of a mobility-impaired parking permit. If a handicapped parking space is rented to a person without a mobility-impaired parking permit, they should be prepared for the space's rental agreement being terminated, if the mobility-impaired parking space is needed by a holder of the mobility-impaired parking permit. In this case, a replacement space cannot be promised.

3.7 EV charging points are rented primarily to the owners/holders of a vehicle requiring charging. If an EV charging point is rented to a person without a rechargeable vehicle, they should be prepared for the space's rental agreement being terminated and changed to another available parking space type. In this case, the price of the space may differ.

3.8 The lessee is not allowed to re-rent the parking space or hand it over to a person living in another household.

4. USAGE OF THE HEATING POLE AND THE EV CHARGING POINT

4.1 The power of the car's heating elements must not exceed 1,000 watts.

4.2 The heating element and the connecting cable must be approved by the relevant authorities.

4.3 The connecting cable must not be left hanging in the heating pole/EV charging point and the cover of the heating pole/EV charging point must be kept locked.

4.4 The lessee shall be responsible for any damage caused by the misuse of the heating pole/EV charging point.

4.5 At the end of the lease, the lessee must immediately return the keys to the heating pole/EV charging point to the key management company. If the keys are not returned, the lessee is responsible for all costs incurred.

4.6 The landlord has the right to cut off the electricity supply from the heating pole outside the heating season.

4.7 The heating pole is intended for heating a passenger car for starting. Other use of the heating pole is prohibited. For example, it is forbidden to connect a camping vehicle to electricity for purposes other than starting the vehicle. Charging a rechargeable vehicle from a heating pole is prohibited.

4.8 The user of the EV charging point enters into an agreement for the use of charging electricity with the operator in use and undertakes to pay the currently valid price of charging electricity according to usage via operator's invoice. The lessee of the EV charging point is obliged to terminate the agreement they have made with the operator when the lease agreement at the EV charging point ends. The landlord is not responsible for the contract between the lessee of the EV charging point and the operator supplying charging electricity to the charging point.

5. PARKING SPACE MAINTENANCE

5.1 The lessee is responsible for the maintenance of the rented parking space, regarding, for example, winter maintenance of the parking space. The landlord is responsible for the maintenance of the parking area with the following restrictions:

- The landlord does not clean the space between cars from snow and does not sand or salt between the cars/parking spaces or the area of a single parking space (e.g. under the car)

- However, if possible, the landlord also strives to take care of the winter maintenance of the parking spaces as larger areas at a time.

6. VIOLATION OF TERMS AND CONDITIONS

6.1 If the lessee fails to pay the rent or otherwise violates the terms and conditions, the landlord has the right to prevent the use of the parking space and to terminate the parking space lease agreement without further consultation with the lessee.

7. VALIDITY OF THE PARKING SPACE LEASE AGREEMENT

7.1 The agreement is valid until further notice. The mutual notice period is until the last day of the current month, unless otherwise agreed. Termination notice must be provided with evidence and must be done in writing. The lease agreement for the parking space ends automatically at the end of the apartment lease agreement and does not need to be terminated separately.

7.2 Possible security deposit will be returned within one month of the end of the lease agreement, provided that all keys, access passes, parking permits, etc. handed over to the lessee have been returned to the key management company at the end of the tenancy.