

# Terms and conditions of the parking space lease agreement

The holder of parking space undertakes to comply with these terms and conditions after reserving the parking space.

## 1. RENT

1.1 The tenant undertakes to pay the rent of the rented parking space monthly in connection with the rent of the apartment.

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, usually at the same time as the rent review of the apartment.

## 2. PARKING PERMITS AND KEYS FOR THE PARKING SPACE, PARKING HALLS, ETC.

2.1 The holder of the parking space undertakes to return the key, access card, and all other parking permits, etc. given to them at the end of the lease agreement. The landlord has the right to invoice an unreturned key, access pass, access key, etc. in accordance with the currently valid price list.

## 3. PARKING SPACE USAGE

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

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 tenant 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 damage 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 resident 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 of a vehicle requiring charging. If an EV charging point is rented to a resident 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.

#### **4. HEATING COLUMN USAGE**

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 Electrical Inspectorate.

4.3 The connecting cable must not be left loose on the heating column and the heating column cover must be kept locked.

4.4 The tenant shall be responsible for any damage caused by the misuse of the heating column.

4.5 At the end of the lease, the tenant must immediately return the key to the heating column to the maintenance company managing the

property. If the key is not returned, the tenant is responsible for all costs incurred.

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

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

## **5. PARKING SPACE MAINTENANCE**

The tenant 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**

If the tenant 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 tenant.

## **7. VALIDITY OF THE PARKING SPACE LEASE AGREEMENT**

The agreement is valid until further notice. The mutual notice period shall be the last day of the current month, unless otherwise agreed. However, the notice period of the landlord, is at least two weeks.

The lease for the parking space ends automatically at the end of the apartment lease and does not need to be terminated separately.