

REGULATIONS FOR PARKING AREAS AT VARSO PLACE

Warsaw, Chmielna 71 and 73 street

I. GENERAL PROVISIONS

1. The driver who enters the parking of Varso Place located at the address: Chmielna 71 and 73 street in Warsaw (hereinafter: "the User") concludes with CHM 2 sp. z o.o., with the registered office in Warsaw, at the address: Chmielna 71 street, 00-801 Warsaw, entered into the Register of Entrepreneurs of the National Court Register kept by the District Court for the capital city of Warsaw, in Warsaw, 13th Commercial Division of the National Court Register, under the number KRS 0000468464, tax identification number NIP 5213651764, statistical code REGON 146769612 (hereinafter: "the Owner") a short-time agreement for the rental of the parking space, under the terms and conditions defined in these Regulations (Articles 69 and 384 § 2 of the Polish Civil Code.).
2. The parking does not have the status of the guarded parking.
3. The agreement for the rental of the parking space shall be concluded once the vehicle enters the parking and shall terminate upon its exit from the parking area ("the Rental"). The conclusion of the rental agreement is evidenced with the receipt from the parking payment machine or the invoice issued by the Owner.
4. The Parking operates 24/7, and parking fees apply for such whole time of operation, in amounts defined in the current price list.
5. Parking fees shall be paid at the parking payment machine located in the parking.
6. The Owner considers the individual who presents the parking ticket or the parking subscription card at the entry or exit from the parking, as the User who is authorized to drive the vehicle.
7. The parking ticket entitles to park vehicle for no longer than 4 weeks; after this time the Owner will be authorized to tow away the vehicle at the User's cost.
8. Vehicles which transport explosive, flammable or illegal substances cannot enter parking areas.
9. VAT invoice will only be issued if the fee is paid directly at the Varso Place reception and the purchaser provides their tax identification number, VAT identification number or equivalent tax number before the receipt is generated, in accordance with the regulations effective from January 1, 2020.
10. Any terms and conditions which depart from the provisions of these Regulations require written form, under pain of nullity.
11. Parking ticket validation constitutes a method of parking fee settlement separate from the payment of the parking fee at the parking payment machine. The provision of these Rules and Regulations regarding the 15-minute period for exiting the parking area after payment at



the parking payment machine shall not apply to parking tickets subject to validation. The terms, conditions and scope of parking ticket validation shall be determined by the Owner and agreed individually with the tenant authorised to perform validations.

II. GENERAL TERMS AND CONDITION FOR THE USE OF PARKING AREAS, PARKING CHECKS AND ADDITIONAL FEES.

1. The provisions of the Road Traffic Code Act shall apply for the parking areas (i.e. Journal of Laws of 2012, item 1137, as amended).
2. The User of the parking areas shall comply with these Regulations and the requests/instructions of the Owner's access control staff.
3. The compliance of the vehicle parking with these Regulations shall be checked by the Owner's access control staff and the security staff of Varso Place.
4. The User of the parking areas shall park their vehicle solely in designated parking spaces. It is prohibited to park vehicles on lanes, at entries, exits, passageways, pedestrian crossings, in spaces designated with "NO PARKING" signs or in other non-designated spaces.
5. Should any vehicle be parked in non-designated spaces, the parking control staff shall be authorized to request that the User leaves the parking area immediately or to tow away the vehicle at the User's cost.
6. In order to enter parking areas, the User shall:
 - a. approach the access control machine and collect the parking ticket by pressing the right button; or
 - b. approach the access control machine and hold the parking subscription card against the reader.
7. In order to exit parking areas, the User shall:
 - a. pay the parking ticket at the parking payment machine, and next move within 15 minutes to the entry control machine and insert the paid parking ticket to the reader; or
 - b. approach the access control machine and hold the parking subscription card against the reader.
8. When entering or exiting, the driver shall wait until the barrier gate is fully open, and next drive without stopping through the open gate. When moving too early, stopping or pulling back vehicles during entry or exit you may damage the car or parking equipment. The Owner shall not be held liable for any damage to the vehicle due to the User's failure to comply with these Regulations.
9. The speed limit of 10 km/h shall apply in the parking area.
10. In the parking area it is prohibited to:
 - a. store fuels, flammable substances and empty fuel tanks, to refill vehicles, use open fire and clean vehicles;
 - b. leave the vehicle with the engine running;



- c. park vehicles with a leaking fuel installation;
- d. drive in and out LPG-fueled vehicles.

- 11. Smoking and drinking alcohol are strictly forbidden in the entire building.
- 12. The CCTV system is operated in the parking area - details are available at the main reception desk of Varso Place.

III. LIABILITY OF THE OWNER AND THE USER

- 1. The Owner shall be solely liable for damage caused intentionally by their staff and contractors during the Rental period.
- 2. The User shall immediately inform the Owner, in a written statement (in 2 copies) about any damage for which the latter is liable, not later than before the vehicle leaves the parking; otherwise their right to claims may be lost.
- 3. The Owner shall not be held liable for damage caused by Users or third parties, including theft, loss or damage to the car or assets left therein.
- 4. Users shall be liable for any damage which they caused in the Parking area, including to other Users, the Owner and third parties.
- 5. Complaints about services provided under these Regulations shall be filed in writing at the address: CHM 2 sp. z o.o. Chmielna 71 street, 00-801 Warsaw.
- 6. The User of the parking shall be liable for damage caused due to giving to a third party the parking ticket/parking subscription card or due to its loss. A flat rate parking fee shall apply for the lost parking ticket, and will be charged at the maximum daily rate for the parking space rental, for each day of vehicle stay in the Parking. It is required to present the vehicle registration certificate for the re-issuance of the lost parking ticket.
- 7. A penalty of PLN 500,00 shall be charged and the vehicle shall be blocked until the payment of penalty for failure to comply with the provisions of the Parking Regulations. Vehicles which pose a risk may be towed away at the User's cost and risk.
- 8. In the event of a breach of these Rules and Regulations, in particular the provisions concerning the payment of parking fees, compliance with road traffic regulations or safety rules applicable within the parking area, the Owner reserves the right to refuse the User access to and use of the Varso Place underground parking.
- 9. Notwithstanding the provisions of Section III.5 of these Rules and Regulations, complaints regarding services provided under these Rules and Regulations may also be submitted electronically to the following e-mail address: varsoplace@varso.pl.

IV. INFORMATION FOR USERS AND VISITORS OF VARSO PLACE

- 1. The CCTV System is operated on the property.
- 2. The CCTV System is administered by CHM 1 sp. z o.o. and CHM 2 sp. z o.o. companies, with their registered offices in Warsaw, at the address Chmielna 71 street, 00-801 Warsaw.



3. The CCTV System is used to protect assets and to ensure safety in the area of its deployment.
4. Data of persons recorded via the CCTV System are processed based on the legitimate interest of the system administrator, in accordance with Article 6, paragraph 1, point (f) of Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC).
5. Records from the CCTV System will be stored for a maximum period of 15 days.
6. Any individual recorded via the CCTV System shall have the right to request the system administrator to provide them access to their personal data, to correct or delete their personal data or to limit their processing, and the right to oppose the processing of data.
7. Moreover, individual recorded via the CCTV System shall have the right to make a complaint to the system administrator (e-mail address: dataprivacy@hbreavis.com) or to the Polish supervisory authority - the President of the Personal Data Protection Office.
8. Details on the processing of your personal data are available at the reception desk staff in our building.

PARKING PRICES:

As of 01 April 2023, the parking fee for each commenced hour is:

from Monday to Friday from 7:00 a.m. to 6:00 p.m.

- 10 PLN (in words: ten zlotys 00/100 gross).

from Monday to Friday from 6:00 p.m. to 7:00 a.m.

- 7 PLN (in words: seven zlotys 00/100 gross).

all weekend (from Friday 6:00 p.m. to Monday 7:00 a.m.)

- 7 PLN (in words: seven zlotys 00/100 gross).

24h tariff - 180 PLN (in words: one hundred eighty zlotys 00/100 gross).

