

PALAS



WELCOME TO PALAS IAȘI PARKING FACILITY

PALAS PARKING ADVANTAGES

- The **largest** and most **modern** underground parking facility in Romania, with **2,500** parking spaces;
- **Automatic** and **secure** access;
- **Dynamic guidance system** and **available parking spaces signaling system**;
- **Video surveillance**;
- **Ventilation** and automatic **fire protection system**;
- Covered parking lot, protected from extreme **weather** phenomena.

PARKING FEES

- **Indoor parking fee: 5 (five) RON/hour.**
- **Overnight indoor parking fee: 2 (two) RON/ hour between 11 p.m. and 7 a.m.**
- **The first 10 minutes after entering the parking lot are free of charge.**
- **Outdoor parking fee: 5 (five) RON/30 min.**
- **Defrauding the system shall incur the automatic blocking of your access to the Palas Mall Parking Facility.**
- **“Multiple Entry” parking pass for retail clients, maximum 6 hours of consecutive parking: 220 RON/month.**
- **“Multiple Entry” parking pass for employees in the Palas Project, maximum 14 hours of consecutive parking: 240 RON/month.**
- **“Multiple Entry” parking pass for external Companies of the Palas Project, maximum 14 hours of consecutive parking, 280 RON/month, per availabilities.**
- **Before leaving the parking spaces in Palas and/or before re-entering them, the natural or legal persons undertake the obligation to pay to IMC the standard hourly rate charged by IMC on the relevant date for each hour of stay within such spaces after the expiry of the previously mentioned period of 6 or 14 consecutive hours.**

- **Overnight pass with parking lot access between 6 p.m. and 8 a.m.: 200 RON/month.** This card cannot access the parking lot before 6 p.m. Upon exiting, if the vehicle has remained in the parking lot after 8 a.m., the additional parking hours shall be charged per the hourly rate applicable on such date for the respective parking spaces.
- **“Long Term Parking” pass: 500 RON/month for continuous parking in a designated area, per availabilities.**
- **“Moto” parking pass: garage unit – 200 RON/month, common parking space – 100 RON/month.**
- **Parking passes are activated as of the day following the contract completion date.**
- **30 minutes free of charge for parking lot exiting maneuvers as of payment of the ticket.**
- **Client discount: 1 hour of free parking for over 100 RON shopping value at AUCHAN.**
- **Palas reserves the right to change its parking fees at any time. To stay up to date with these changes, please contact the Parking Lot Information Center.**

PALAS PARKING LOT RULES

I. RULES APPLICABLE TO ALL CLIENT CATEGORIES

- This parking lot is a **private area** and it is subject to the laws in force related to the traffic on public roads and the specific rules imposed by Palas Administration for civilized, efficient and equitable use for all the visitors and employees here;
- **Entering the Palas parking lot, both into the indoor parking lot (using the access ticket or card) and the outdoor parking lot, entails the acceptance of these rules.**
- **Bicycles and scooters** shall be parked in specially designed and marked areas for max. 24 hours. Parking elsewhere than in the duly signaled areas or parking for more than 24 hours entitles the parking lot administration to **clamp the vehicle** on the parking space and **its owner shall incur** all the relevant expenses, namely a 50 RON fee. The Palas Administration waives any liability for any damage that may



result from **clamping the vehicle**.

- The use of specially marked disabled parking spaces is designed exclusively for people with disabilities and strictly prohibited to any other vehicles.
- Parking or parallel parking, perpendicular parking or parking outside of marked spaces is prohibited under any circumstances.
- One vehicle occupying more than one parking bay is forbidden and entails the additional payment for all the wrongly occupied parking bays.
- Minors shall not be left unattended in the parked vehicles under any circumstances.
- Minors shall not be left to walk around the parking lot premises unsupervised and shall be accompanied by adults up to the mall entrance.
- Pets shall not be left unattended in the parked vehicles.
- Access with flammable materials, explosives or other hazardous substances is forbidden,
- It is also forbidden to perform vehicle repairs, any vehicle maintenance activities (e.g. antifreeze or oil change) or filling the gas tank.
- While the vehicle is parked inside the parking lot premises, the engine must be turned off.
- All users of the parking premises are expected to behave in a civilized and respectful manner.
- Drivers shall use acoustic warnings in compliance with the traffic laws in force.
- It is forbidden to use the parking premises for dangerous, illegal or immoral activities.
- You are responsible for securing the goods left inside the vehicles by locking the doors, windows, and the trunk of your vehicle. The parking department staff are not in charge of guarding your goods; the surveillance cameras are intended exclusively for monitoring the parking lot traffic, and the video footage will only be made available to the authorities.
- The Palas Administration waives all civil or criminal liability for any damage, theft, fire, flood, as well as for any kind of damages caused by third parties, affecting the vehicles in the indoor or outdoor parking facilities. Any damage to their own vehicles, as well as to other vehicles or systems, caused by drivers while cruising or parking in the parking lot, shall

be borne by the persons at fault, excluding any liability of the Palas Administration.

- **Violation of these rules entitles the parking lot Administration, in all cases, to decide to clamp the wheels or block the parking tickets/passes of illegally parked or stopped (motor) vehicles.** A **100 RON** fee shall be paid to **unclamp the wheels / unblock the tickets/passes corresponding to (motor)vehicles**. The Palas Administration **waives** any liability for damages resulting from **clamping the vehicle**.

II. INDOOR PARKING RULES

2.1 JOINT RULES AND INTERDICTIONS FOR INDOOR PARKING LOT SPACES:

- The maximum traffic speed is **5 km/h**.
- The maximum allowed height for vehicles is **2.10 m**.
- For safety purposes, we recommend keeping the **headlights on while driving** around in the parkinglots.
- For the sake of smooth traffic flow, please comply with the indications on the electronic boards near the parking lot access points. Available parking space information is displayed in white; if the parking lot corresponding to that access point is fully occupied, the message **"FULL"** shall be displayed in red.
- **Violation** of these rules entitles the parking lot Administration, in all cases, **to decide to clamp the wheels or block the parking tickets/cards of illegally parked of stopped vehicle(s)**. A **100 RON** fee shall be paid to unclamp the **wheels / unblock the tickets/passes corresponding to (motor)vehicles**. A **200 RON** unclamping fee shall be paid to unclamp vehicles parked in the parking bays for the physically disabled and without the relevant parking permit visibly displayed. The Palas Administration **waives** any liability for damages resulting from clamping the vehicle.
- **The following is forbidden in the indoor parking lot:**
 - ✓ **Access and circulation of vehicles using an LPG system or vehicles with attached trails;**
 - ✓ **Using the parking bays reserved for the**

vehicles of physically challenged people in an abusive manner.

- ✓ Leaving unattended animals, flammable substances or dangerous items inside vehicles;
- ✓ Performing vehicle repairs, any vehicle maintenance activities (e.g. antifreeze or oil change) or filling the gas tank;
- ✓ Smoking.

2.2 RULES FOR ACCESS WITHOUT PASS:

- When you reach the **entrance barrier**, push the **button** assigned for **issuing the parking ticket**. If you have an access card, place it in front of the scanner located on the barrier terminal. After picking up the ticket or, as applicable, scanning your access card, **wait** until the **barrier opens** and then **follow the indicators, the traffic markings** and the information on the **electronic displays** located on the upper side of vehicular lanes.
- The **number** of vacant **spaces** is posted in **green** on these **displays** and is accompanied by a **guidance arrow** of the same color.
- After finding an available parking space, parking the vehicle and entering Palas, on their way back to the vehicle, the clients are reminded to pay the parking fee at the payment machines located near the access routes to the parking lot where the vehicle is located. Clients are kindly requested to keep their parking ticket, which constitutes proof of payment and is to be used when leaving the parking lot.
- Payment can be made based on the parking ticket, using the payment machines.
- To pay the parking fee, clients must have the banknotes required to make the payment and/or a contactless card.
- If the parking payment machine has an error and/or freezes after cashing an amount and/or the client makes an incorrect payment, the client can press the “cancel” button and the pay machine will issue a reversal receipt. Based on this receipt, submitted by the client within max. 24 hours as of issuance to one of the Info Parking Centers in Palas, the client will be refunded the amount written on the reversal receipt within max. **24 hours** as of the date of its submittal. However, the freezing of the parking payment machine and/or an incorrect payment does not absolve the client from the obligation to pay the correct parking time.
- Clients can leave the parking lot only after validation and payment of the parking fee, using the access ticket.
- After paying the parking fee for the relevant parking time, the parking entitlement is cancelled. From the time of payment, each client has 30 minutes free of charge to get to their vehicle and exit the parking lot. Otherwise, they will be charged and must pay for another hour of parking or for a longer period, depending on how long the client remained in the parking lot and will incur the payment of the related costs.
- The exit **barriers open automatically after placing the paid entrance ticket in the barrier reader or swiping the access card on the scanner;**
- **In case of losing the ticket, a 100 RON fee shall be paid at the automatic pay points or at the Parking Lot Information Centers (exit ticket valid for 30 minutes as of its issuance);**
- **The maximum amount of time** that a vehicle may remain in the parking lot **without a parking pass** is **72 hours**. After such term, the **vehicle** shall be **clamped and relocated** and the driver shall bear all the **relevant costs**, including the **100 RON** unclamping fee;
- Vehicles parked for more than 24 hours shall have the card/ticket on the dashboard with its series in sight.
- To **park vehicles for more than 24 h**, please report to the **Parking Lot Information Centers** in order to benefit from the **advantages** of the **pass** system we provide to all of our clients. Passes shall be issued per the availability of parking spaces.

2.3 RULES FOR PASS-BASED ACCESS

- With the **“Multiple Entry” pass allowing maximum 6 hours of consecutive parking for retail clients**, the beneficiary may use the card/park their car for **maximum 6 consecutive**

hours upon each use and within the availability of vacant spaces at the time when the access card is used. The pass is exclusive to the vehicle having the registration number provided in the agreement and is only valid in the indoor parking lot of the Palas Project.

- With the “Multiple Entry” pass allowing maximum 14 hours of consecutive parking for employees in the Palas Project, the beneficiary may use the card/park their car for maximum 14 consecutive hours upon each use and within the availability of vacant spaces at the time when the access card is used. The pass is exclusive to the vehicle having the registration number provided in the agreement and is only valid in the indoor parking lot of the Palas Project.
- As of entering the underground parking lot, pass holders are allowed 30 minutes free of charge to get to their reserved area. (Applicable for pass holders with reserved parking spaces);
- Clients that exceed this period and park on any areas/levels/spaces other than those reserved under the agreement, shall be charged a penalty calculated as an hourly rate basis for each hour of parking the vehicle elsewhere than in the Leased Space. (Applicable for pass holders with reserved parking spaces).
- IULIUS MANAGEMENT CENTER S.R.L. (“IMC”) reserves the right to assign / novate the agreement or any of the rights therein, including the debts to be received as per the agreement, to any third party without the prior consent or notification of the Beneficiary. The Beneficiary unconditionally consents to such future assignment / novation of the agreement and accepts that IMC shall be completely free of any and all obligations incumbent on it under the agreement, and such obligations shall be transferred onto the assignee.
- If the Beneficiary indicated and/or inserted an e-mail address for correspondence to the Beneficiary in the agreement, IMC shall send the invoices for any charges arising from the agreement exclusively in electronic format, at the e-mail address provided in the agreement. To certify that the invoices were sent, it will suffice to prove that IMC has a copy of the e-

mail and that the e-mail was appropriately sent from the IMC server. The Beneficiary must notify IMC in writing as quickly as possible with regard to any irregularities or difficulties in receiving or opening the e-mails containing the invoices.

- If any of the amounts owed to IMC by the Beneficiary as per the Agreement are expressed in EUR, the payment currency for any such amount shall be RON and the amounts to be paid shall be calculated at the RON/EUR exchange rate of the National Bank of Romania applicable for the invoice issue date.
- All the amounts paid to IMC by the Beneficiary under the Agreement shall be charged in the following order: (i) the legal expenses and the enforcement costs borne by IMC as a result of the Beneficiary’s failure to comply with any obligations resulting from the Agreement; (ii) penalties, interest rates, compensations / damages for any breaches of the Agreement, in the chronological order of their due dates; (iii) outstanding and unpaid invoices issued to IMC in the performance of the Agreement, in the chronological order of their due dates; (iv) any other amounts owed by the Beneficiary to IMC according to the clauses in the Agreement, in the chronological order of the payment obligations’ due dates, regardless if the afferent fiscal invoice was issued or not.
- Based on a 15 days’ prior notice and without any other approval from the Beneficiary, IMC may group, separate or relocate the tenants and the leased premises within Palas (including the Beneficiary or the parking spaces constituting the scope of this Agreement) for the purpose of expanding and upgrading Palas or for any other commercial objective. IMC is entitled to build, expand, alter, maintain, repair or replace any part(s) within Palas and any other adjoining buildings, without any approvals from the Beneficiary. During the performance of such activities, the use of cards shall be disrupted if necessary. In case of disrupting their use and/or if the parking spaces constituting the scope of this Agreement cannot be used in accordance with the agreed scope throughout the performance of such operations incumbent on IMC, the Beneficiary will receive a discount in the payment of the Price, equal to the full value



of the Price owed as per the Agreement during the performance of the works by IMC, any other objections, implications, claims, demands and remedies, coercion or foreclosure measures and cessation of the Agreement that could have been invoked by the Beneficiary for these reasons, being expressly removed.

- Subject only to IMC proving the Beneficiary failed to execute, executed with delay and/or inadequately one or more of its obligations under the Agreement, the Parking Lot Rules and/or the Parking Lot Guide, the Beneficiary shall reimburse IMC for any expenses, damages and liabilities arising directly or indirectly from any breach of an obligation of the Beneficiary, under the Agreement, the Parking Lot Rules and/or the Parking Lot Guide.
- The Beneficiary is in delay as of right in relation to the performance of all or any of its obligations, as stipulated under the Agreement, as of their due dates.
- If the Beneficiary breaches any of its obligations or does not vacate the parking spaces constituting the scope of this Agreement upon expiry or cessation of the Agreement, regardless of the cause, IMC shall be entitled to:
 - (a) to order that any unauthorized works carried out by the Beneficiary be removed by the latter (at the Beneficiary's expense) and to compel the Beneficiary to remedy all the damages caused by such unauthorized works and/or removal thereof (the remedy thereof may be done in kind or by paying the equivalent amount, as decided by IMC), which shall not exonerate the Beneficiary from completing the works incumbent on it and/or remedying any other existent breaches;
 - (b) to enter in the parking spaces constituting the scope of this Agreement and to carry out the works under the Beneficiary's responsibility, works that are not performed in due time and/or to remove any unauthorized alterations or additions, or to restore the initial or functional and proper aesthetic condition of the premises that were altered without authorization, and all the subsequent costs, expenses or

taxes resulting from or related to such works shall be reimbursed by the Beneficiary to IMC; and

- (c) to prevent the Beneficiary from entering in parking spaces in the Palas project/park and/or the parking spaces constituting the scope of this Agreement.

- All the fit-outs and investments made by the Beneficiary shall remain, after the cessation of the Agreement, under the property of the Landlord of the building where the parking spaces are located, irrespective of whether the Beneficiary made them with or without the Landlord's or IMC's approval, without any compensation, reimbursement, retention right and/or other such measures in favor of the Beneficiary, any such measures being expressly removed.
- The provisions of this section II herein shall only be applicable if such provisions do not exist in the agreements concluded between the Beneficiaries and IMC regarding the Palas parking spaces. In case of any contradictions between the provisions of this section and those included in the agreement, the provisions in the respective agreement shall prevail.

III. OUTDOOR PARKING RULES

- The driver shall **ONLY** park in the fitted and marked out parking space **!!! (NO vehicles may be stopped/parked in a parallel or perpendicular manner, in front of/behind/near the specially fitted spaces, on kerbs, sidewalks or green spaces.)**
- After parking the vehicle, the driver shall pay the equivalent value for the parking time **(multiple of 30 minutes)** at the parking meter near the parking spaces.
- If the parking payment machine has an error and/or freezes after cashing an amount and/or the client makes an incorrect payment, the client can press the **"cancel"** button and the pay machine will issue a reversal receipt. Based on this receipt, submitted by the client within max. 24 hours as of issuance to one of the Info Parking Centers in Palas, the client will be refunded the amount written on the reversal receipt within



max. 24 hours as of the date of its submittal. However, the freezing of the parking payment machine or an incorrect payment does not absolve the client from the obligation to pay the correct parking time.

- After paying the equivalent value for the parking time, the parking payment machine will issue the ticket (receipt) inscribed with **the validity period thereof.**
- **Before leaving their vehicles, drivers are bound to display this parking ticket (receipt) in a visible place inside the vehicle, with the relevant data visible for check-up purposes.**
- **If there is no parking ticket (receipt) or if same is not displayed visibly, the vehicle shall have its wheels clamped, and the driver shall bear all the relevant costs, including the 100 RON unclamping fee (you can learn about changes to the fees anytime, at the Parking Lot Information Centers), even if the driver has previously paid the parking lot use fee in full or in part.**
- **Bicycles and scooters** shall be parked in specially designed and marked areas for max. 24 hours. Parking elsewhere than in the duly signaled areas or parking for more than 24 hours entitles the parking lot administration to **clamp the vehicle** on the parking bay and **its owner shall incur** all the relevant expenses, namely a 50 RON fee. The Palas Administration **waives** any liability for damages resulting from **clamping the vehicle.**
- Violation of these rules entitles the parking lot Administration, in all cases, **to decide to clamp the wheels of illegally parked or stopped (motor) vehicles.** A **50 RON unclamping fee** shall be paid to unclamp the motor vehicle wheels. The Palas Administration **waives** any liability for damages resulting from **clamping the vehicle.**

IV. BICYCLE AND SCOOTER PARKING RULES

- The bicycle parking lot is **designed exclusively for employees of the United Business Center office buildings;**

- **Parking/leaving electric scooters in the Underground Parking Lot is strictly prohibited.**
- **Charging electric scooters/bicycles in the Underground Parking Lot is strictly prohibited.**
- **Leaving electric scooters in enclosed premises such as storage units, lockers, work spaces or technical rooms, is strictly prohibited.**
- Access to the specially fitted bicycle parking spaces is made exclusively using the **Partner Card;**
- Employees can gain access to the specially fitted bicycle parking spaces by **activating the card** at lobby A of the C2 building in UBC 3;
- In order to optimize the occupancy level and to allow as many employees as possible to benefit from the new bicycle parking spaces, **parking in the specially fitted areas is only allowed for max. 24 hours consecutively.** Exceeding the parking period entitles the parking lot administration to **clamp the vehicle** on the parking space, and the **owner of the vehicle shall bear** all the relevant costs, as well as a 50 RON additional fee;
- Employees **are bound to adequately secure their goods.** Palas Administration **waives** any liability for any damages that could result from the theft and/or destruction of and/or damage to the goods. Please contact the United Business Center Information Centers to report any issues;
- The owners of bicycles parked in the specially fitted parking space have the responsibility to park their individual asset in the racks provided for this purpose, without exceeding the operating capacity of the parking lot and the maximum allowed duration;
- The users of the bicycle parking spaces are bound to comply with all the terms and conditions provided on the indicators, traffic markings and other signage materials within the Palas parking lot.

For more information, please contact the Parking Lot Information Centers.