**1.1 On-sale of utilities**

If the Landlord offers to supply any utilities (including water, electricity and gas) to the Tenant:

* + - * 1. the Tenant may elect to purchase utilities from the Landlord;
        2. the price to be charged for the supply of utilities will be [the maximum allowable amount under applicable legislation/$ [insert rate]];
        3. the Landlord [will/will not] impose any charge for access to the Landlord’s internal utility networks;
        4. the Tenant must pay the Landlord for the utilities within [insert #] days of the Tenant being billed by the Landlord; and
        5. if the Tenant defaults in payment of any account rendered by the Landlord for any utility, the Landlord may (in addition to any other rights) disconnect the supply of the utility. The reasonable cost of the disconnection and of any reconnection of the utility will be payable immediately on demand.