**1.1 Operations and maintenance**

The Landlord and the Tenant, to the extent applicable, will ensure that all maintenance contracts for the base building or premises services include:

* + - * 1. requirements that the Base Building or premises services must perform in a way that will not adversely impact upon any existing NABERSNZ Rating or existing Green Star Rating or any Target NABERSNZ Rating or Target Green Star Rating; and
        2. reasonable warranties by the contractor and supplier that support and do not hinder the ability of the Tenant or Landlord to obtain or maintain any existing NABERSNZ rating or existing Green Star Rating or any Target NABERSNZ Rating or Target Green Star Rating; a requirement that maintenance contractors at all times maintain and regularly provide manuals and other information relevant to the maintenance and performance of the Base Building or building services.