**1.1 Base Building NABERSNZ Rating**

[Drafting note: Delete (a) if the building does not have a Current Base Building NABERSNZ Rating or if the Current Base Building NABERSNZ Rating is the same as the Target Base Building NABERSNZ Rating.]

[Drafting note: if you select (a) and (b) consider selecting the option "must" under clause (a).]

* + - * 1. Subject to clause 1.1(b), the Landlord [will/will use its reasonable endeavours to] ensure that the Current Base Building NABERSNZ Rating is maintained for the term.
        2. The Landlord [will/will use its reasonable endeavours to] ensure that the Target Base Building NABERSNZ Rating is:

if not achieved at the commencement date, achieved by [insert date]; and

maintained for the term.

* + - * 1. The Landlord [will/will use reasonable endeavours to] obtain a Base Building NABERSNZ Rating on an annual basis and deliver to the Tenant a copy of an accredited Base Building NABERSNZ Rating certificate no less than once per annum during the term.
        2. The Tenant:

must comply with the Landlord’s reasonable requirements in relation to maintaining a Base Building NABERSNZ Rating (including the Current Base Building NABERSNZ Rating and the Target Base Building NABERSNZ Rating); and

[must not/must use reasonable endeavours not to] do: [anything to interfere with the Base Building NABERSNZ Rating.  
OR  
any of the following:

1. [list specific actions that the Tenants must not do which may affect the Base Building NABERSNZ Rating]

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