**1.1 Landlord to comply**

Subject to clause 1.3, the Landlord [must/must use its reasonable endeavours to] provide and operate the building services at all times in accordance with the higher of the:

* + - * 1. requirements and standards specified in Schedule [insert Schedule prepared by Landlord] (**Operational Performance Standards**); and
        2. any relevant New Zealand Standards.

[Drafting note - Operational Performance Standards may cover issues such as thermal comfort and lighting levels]