**1.2 Monitor performance**

* + - * 1. With the Landlord’s permission (which must not be unreasonably withheld), the Tenant may install within the premises equipment to monitor the Landlord’s compliance with clause 1.1(a).
        2. The Landlord must produce to the Tenant, when requested, the Landlord’s records relating to the operation and performance of the building services including confirmation that the building’s heating, cooling and ventilation system and Building Management System have been tuned, commissioned and tested for contaminants in accordance with a regular maintenance programme.