**1.3 Costing Make Good**

* + - * 1. At least [insert #] [weeks/months] prior to the expiry of the lease the parties must meet and cooperate in good faith to agree a fixed price to undertake and complete the Make Good works during the Make Good Period acceptable to the Landlord and the Tenant.
        2. The Make Good Price must itemise in as much detail as is practicable the individual costs of each component of the Make Good.
        3. If the parties do not reach agreement within [insert #] days of meeting, then [either party may refer the matter for resolution by an expert appointed under the lease/the Tenant will be required to reinstate the premises in accordance with the Make Good clause under the lease, having regard to clause 1.2].
        4. The Tenant must pay the Make Good Price to the Landlord within [insert #] days of the Landlord providing a tax invoice to the Tenant for the Make Good Price to be held by the Landlord on trust on behalf of both parties for distribution in accordance with clause 1.4.