**1.3 Whole Building NABERSNZ Rating**

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

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

* + - * 1. Subject to clause 1.3(b), the Landlord [will/will use its reasonable endeavours to] ensure that the Current Whole Building NABERSNZ Rating is maintained for the term of the lease and any renewed term.
        2. The Landlord [will/will use its reasonable endeavours to] ensure that the Target Whole Building NABERSNZ Rating is:

achieved by [insert date]; and

maintained for the term of the lease and any renewed term.

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

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

[must not/must use its reasonable endeavours not to] do:

[anything to interfere with the Whole Building NABERSNZ Rating unless such action is necessary to protect the building services or the building.

OR

any of the following:

[list specific actions that the Tenant must not do which may affect the Whole Building NABERSNZ Rating]