OWNER PLEDGE

The undersigned organizations, in their capacity as a landlord of multi-tenant commercial properties, hereby pledge to collaborate with their tenants to effect energy efficiency during the lease negotiation process throughout their respective commercial property portfolios. In particular, the undersigned owners pledge to work toward the following goals with respect to future lease transactions:

* develop portfolio-wide minimum standards for energy efficiency and/or tenant improvement specifications based on a quantitative approach to investment and return, to foster the build-out of more energy efficient tenant premises;
* incorporate provisions requiring tenant disclosure of monthly utility data to facilitate whole-building energy benchmarking.
* submeter energy use in each tenant space and charge tenant(s) based on actual consumption wherever practical; and
* implement energy management best practices into building operations such as base building energy management systems which can tie into tenant HVAC and other shared building systems and provide energy consumption data to tenants, energy audits, or commissioning of building systems.

These criteria, originally developed by the Natural Resources Defense Council for the Clinton Global Initiative, in conjunction with the CGI-America convention held in Chicago on June 29, 2011, were modified to fit the program requirements of Green Lease Leaders.

This commitment is made to the Institute for Market Transformation, the Department of Energy’s Better Buildings Alliance and supporters of the Green Lease Leaders recognition program.

