TENANT PLEDGE

The undersigned organizations, in their capacity as major tenants of multi-tenant commercial properties, hereby pledge to collaborate with their respective building owners to achieve cost effective energy savings throughout their existing and prospective leased premises and to address energy efficiency during their building selection and lease negotiation processes. In particular, the undersigned tenants pledge to work toward the following goals with respect to future lease transactions:

* include the potential for energy efficiency and third-party certification (such as LEED, ENERGY STAR, or other green building certifications) in their prospective premises as a material consideration in the building selection process;
* incorporate language with the intent of addressing the ‘split incentive’ issue, whenever possible in future leases to encourage building owners to implement central system energy efficiency retrofits;
* utilize energy-efficient build-out specifications that detail how a space will be constructed to be energy efficient beyond existing building codes.
* require submeters to track energy usage in their leased premises and to be billed for actual energy consumption wherever practical; and
* agree to share submeter data with building owners to facilitate whole building benchmarking.
* request that landlords share the ENERGY STAR score of the building and/or other energy, water, and waste usage information on a regular basis.

Finally, the undersigned pledge to focus on improving the energy efficiency of their respective demised premises by incorporating, when feasible, life cycle analyzed, cost effective energy conservation into the ongoing operation, maintenance and renovation thereof.

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.

