

## PROPERTY OWNER PLEDGE

[COMPANY NAME], in its capacity as an owner of multi-tenant commercial properties, hereby pledges to collaborate with its tenants, leasing/sales brokers, and property managers to achieve cost-effective, monitored and verified energy savings, and to explicitly address energy efficiency during the lease negotiation process as leases turn over throughout [COMPANY]'s commercial property portfolio.

In particular, [COMPANY NAME] pledges to work toward the following goals with respect to future lease transactions:

- Incorporate the attached Energy-Aligned Lease provision, or similarly effective language with the intent of addressing the 'split incentive' issue, wherever possible;
- Develop portfolio-wide tenant build-out specifications based on a quantitative approach to investment and return, to encourage the build-out of more energy efficient tenant premises;
- Sub-meter energy use in each tenant space, wherever practical; and
- Implement energy management systems which can accurately monitor both base-building and tenant-specific energy consumption data.

Finally, [COMPANY NAME] pledges to focus on improving the energy efficiency of its commercial property portfolio by: (i) developing master plans which consider life cycle cost analysis, (ii) incorporating, as feasible, cost effective energy conservation measures into the ongoing operation, maintenance and renovation of its buildings, and (iii) identifying properties for comprehensive performance upgrades, which could be integrated with (and enhance the results of) high-performance tenant space build-outs.

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_