

TENANT PLEDGE

[COMPANY], in its capacity as an occupier of multi-tenanted commercial properties, hereby pledges to collaborate with the owners and managers of the properties which it occupies to achieve cost-effective energy savings, and to specifically address energy efficiency during the building selection and lease negotiation processes.

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 language of similar effect, into all future leases, with the intent of addressing the ‘split incentive’ issue and encouraging building owners to implement energy efficiency retrofits of base building systems;
- Evaluate current energy performance and the potential for improved energy efficiency and indoor environmental quality (IEQ) upgrades as a material consideration in the building selection process;
- Consider energy conservation and IEQ measures early in the space design and build-out processes, and incorporate those measures with reasonable projected payback periods in to the build-out; and
- Require sub-meters to track energy usage in [COMPANY NAME] premises wherever practical, and agree to share sub-meter data with building owners to facilitate whole building benchmarking.

Finally, [COMPANY NAME] pledges to focus on improving the energy efficiency of its leased premises by incorporating, when feasible, life cycle costing of capital upgrades, cost-effective energy conservation strategies, and IEQ improvement measures into the ongoing operation, maintenance, and renovation thereof.

Signature _____

Print Name _____

Title _____

Date _____