

OWNER PLEDGE

The undersigned organizations, in their capacity as major owners of multi-tenant commercial properties, hereby pledge to collaborate with their tenants to achieve cost effective, monitored and verified energy savings, and 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:

- incorporate the attached energy-aligned lease provision, or similarly effective language with the intent of addressing the 'split incentive' issue, whenever possible;
- develop portfolio-wide tenant work specifications based on a quantitative approach to investment and return, to foster the build-out of more energy efficient tenant premises;
- encourage the submetering of energy use in each tenant space wherever practical; and
- implement base building energy management systems which can tie into tenant HVAC and other shared building systems and provide energy consumption data to tenants.

Finally, the undersigned pledge to focus on improving the energy efficiency of their respective commercial property portfolios 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 their buildings, and (iii) identifying potential candidates for comprehensive base building central system retrofits, which could be integrated with (and enhance the results of) high performance tenant space build-outs.

This commitment is made to the Clinton Global Initiative, in conjunction with the CGI-America convention held in Chicago on June 29, 2011.