

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 indoor environmental quality (IEQ) in their prospective premises as a material consideration in the building selection process;
- incorporate the attached energy-aligned lease provision, or language of similar effect 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;
- consider various energy conservation and IEQ measures early in the build-out design process, and incorporate those measures with reasonable projected payback periods (using ½ of the initial lease term as a rough guideline); and
- require submeters to track energy usage in their leased premises wherever practical, and agree to share submeter data with building owners to facilitate whole building benchmarking.

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 and IEQ measures into the ongoing operation, maintenance and renovation thereof.

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