



Provision	Significance	Sample Lease Provisions
Building Certifications		
ENERGY STAR Rating	Establish the minimum level of energy efficiency for the building and systems	Lessee and Lessor will work together to achieve an ENERGY STAR rating of 75 within X months after the Commencement date.
LEED-EB	Ensure sustainable practices throughout building by obtaining LEED certification	Lessee and Lessor shall mutually agree to work towards LEED EB certification.
Alternative Transportation		
Employee Shuttle	Reduce pollution and land development impacts from automobile use	Lessor will provide a shuttle linking Lessees' employees to public transportation hubs (Frequency of shuttle to be addressed based on employee commute info).
Employee Bike Use	Reduce pollution and land development impacts from automobile use	Lessee shall require that the Lessor provide bicycle storage (racks) and showering/locker room facilities. Lessor shall operate, maintain and secure the facility.
Fuel-Efficient Vehicle Use	Reduce pollution and land development impacts from automobile use	Lessor shall establish preferred parking programs for hybrid and alternative fuel vehicles.
Carpool Use	Reduce pollution and land development impacts from single-occupancy vehicle use	Lessor shall establish preferred parking programs for high occupancy (car pools) vehicles.
Water Use		
Water Fixture Efficiency	Maximize water efficiency within buildings to reduce the burden on potable water supply and wastewater systems	All fixtures and accessories must be in compliance with EPAct of 1992. Lessor shall limit flow rates to 2 gpm for lavatory and multipurpose faucets and 2.5 gpm for kitchen faucets (at 80 psi). Lessor shall limit flow rates to 2.4 gpm for showerheads (at 80 psi). Lessor shall limit maximum flush volume to 1.6 gallons for toilets. Lessee shall establish usage reporting protocols with Lessor.

Provision	Significance	Sample Lease Provisions
Irrigation Systems Efficiency	Limit or eliminate the use of potable water for landscape irrigation	Lessor shall require that irrigation technologies are applied at the lowest rate required to keep plants healthy. Irrigation systems will be fed with captured rainwater, grey water or on-site treated water. Irrigation systems will be controlled by rain gauges or soil moisture sensors to eliminate unnecessary irrigation during or after rain events.
Energy Use		
ENERGY STAR Rating	Establish the minimum level of energy efficiency for the building and systems	Lessee and Lessor will work together to achieve an ENERGY STAR rating of 75 within X months after the Commencement date.
Lighting Controls	Reduces energy use	Lessor shall install occupancy sensors to reduce energy consumption by switching off lighting fixtures in unoccupied areas, and coordinate all spaces for occupancy sensor control with the Lessee.
Building Commissioning	Increase building system performance and reduce energy use	Lessor shall produce evidence of a recent building commissioning by a qualified engineer (to be repeated every x years), or Lessee may choose to conduct commissioning themselves during the due diligence phase.
Retrofitting Program	Increase building system performance and reduce energy use	Lessor agrees to pursue all available commissioning programs offered by the utility company (with cost under X) and implement retrofits recommended by the utility with cost and payback under X & Y respectively.
Establish Energy Optimization Plan	Optimize energy performance	Lessor and Lessee shall mutually establish an energy optimization plan within X months after the commencement of the Lease. The plan will consist of energy management covenants for Lessor and Lessee; monitoring and reporting requirements of base building energy use; regular maintenance and recalibration of base building services and action based response to performance issues.
Renewable Energy	Look to renewable energy in order to reduce environmental impacts associated with fossil fuel energy use.	Lessee and Lessor will work together to meet the LEED EB credit pertaining to renewable energy either through use of on site technology or through the use of procurement of green power from the local utility) by X months after the Commencement date of the lease.
Maintenance Staff Training	Ensure that staff is properly trained regarding best practices for energy management protocols	Lessee shall require that Lessor's maintenance staff is properly trained (Training specs to be determined).

Provision	Significance	Sample Lease Provisions
Separate Metering	Enable Lessee to realize energy efficiency cost savings	<p>The Lessor will ensure that from the commencement date the Premises are separately metered for electricity (with the meters being digital electricity meters), gas and water services (both hot and cold). Lessor will ensure that the meters have an accuracy class suitable for customer billing and the meter register is readily accessible for billing.</p> <p>Lessor agrees that: (i) management of the meters will reside with the Lessee on installation, if desired and (ii) Lessee is entitled to purchase its own electricity.</p>

Provision	Significance	Sample Lease Provisions
<i>Maintenance and Monitoring</i>		
Building Operation and Maintenance	Support appropriate operation and maintenance of buildings and the building systems so that they continue to deliver target building performance goals over the long term.	Lessor's property management team shall have a preventative and predictive maintenance program in place regarding the building's equipment. The Lessor shall conduct commissioning efforts on an annual basis. The Lessor shall employ a qualified staff to perform engineering services, included but not limited to operating, monitoring and maintaining in good working order the heating, ventilation, air conditioning, plumbing and electrical systems and all other equipment related to the mechanical and electrical plant of the building.
Building Systems Monitoring	Demonstrate the ongoing accountability and optimization of building energy and water consumption performance over time and add incentives for additional energy reduction	Lessor shall install a direct digital control system to accomplish building system monitoring, energy management, and work space environmental management. All system sensors, actuators, graphics and systems reports shall be available to the Lessor through a linking system gateway or other interface which allows the Lessee to acquire monitoring data only. The Lessor shall ensure that the gateway or interface ensures compatibility with Lessee hardware and software configurations.
<i>Recycling</i>		
Waste & Diversification Audit	Establish minimum source reduction and recycling program elements, and quantify current waste stream production volume.	Lessor shall maintain a log of the following information: type of load; load weight; name of hauling service; recycling service or landfill name; and date accepted by recycling service or by landfill. Lessee reserves the right to audit the log at any time. Lessor shall conduct a diversification audit every X years.
Building Recycling Program	Reduce waste and minimize pollution	The Lessor shall, at all times during the Term, provide all labor and receptacles for collection, storage and disposal of (at a minimum) paper, glass, plastics, cardboard/OCC, metals, batteries and fluorescent light bulbs.

Provision	Significance	Sample Lease Provisions
Waste Storage and Transport	Facilitate the reduction of waste	Lessor shall designate a specific on site area or areas to facilitate separation of materials for potential reuse, salvage, recycling, and return. Lessee shall keep waste bins and pile areas neat and clean, clearly mark bins for each category of waste, and not commingle non-recyclable waste with materials designated for reuse or recycling. Lessor shall not permit designated materials to become contaminated or to contaminate site or surrounding areas. Lessee shall require that Lessor store all chemicals used for building exterior maintenance offsite or in approved chemical storage areas. Only maintenance personnel and facility managers shall have access to chemical storage areas.
Toxic Material Source Reduction	Reduces the amount of mercury brought into buildings through purchases of light bulbs.	Lessor shall install only super high efficiency/low mercury lamps. Throughout the Premises.
Construction and Demolition Waste Management	Divert construction, demolition and land clearing debris from landfill disposal. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.	The Lessor's design and construction team shall develop and utilize a construction and demolition waste management plan that identifies materials to be recycled and sources for their disposition. This plan must include new construction waste materials, packaging and associated clean-up activities and be approved by Lessee. Commonly recycled demolition materials include: asphalt, bricks, concrete and masonry, metals, wood, cardboard, carpet, gypsum drywall, and ceiling tiles. Lessor must divert X % of construction, demolition and land-clearing debris from landfill and incineration disposal.

