

## Remove Sustainability & Economic Barriers

- **Unbiased** – It's equitably balanced to meet the financial and operational needs of landlords, tenants, lenders and investors.
- **Understandable, Flexible** - Written in plain English. User-friendly format with key deal points itemized in the first section of the lease, and providing flexibility for use on one building or across a portfolio of multiple buildings.
- **Credible Authors** - The Model Green Lease was crafted by a task force of attorneys, real estate brokers, landlords, corporate tenants, and green building technical experts from both sides of the negotiating table. Collectively, they've negotiated thousands of office leases.
- **Created from Scratch** – The task force started with a blank sheet of paper. Gone is the agony of trying to modify hopelessly out-of-date existing lease documents. The end result is the best lease that's ever been written for today's environmentally conscious market place.
- **Historic Financial Barrier Removed** - Model Green Lease resolves the critical financial problem of the split-incentive that has hobbled the progress of greening office buildings. It's a modified gross lease that puts the economic incentives in the right place.
- **Accounts for Multiple Rating Systems** – Consistent with ASHRAE, Energy Star, Green Globes, and LEED. Yet it can be used in any building that, for various reasons, may not be seeking certification. Works for new buildings or existing buildings
- **Spells Out Environmental Issues** – Besides covering IAQ, energy use, carbon credits, water consumption, recycling, green cleaning specifications, insurance, commissioning, operating costs, tenant improvements, and building regulations, the Model Green Lease includes a requirement for an annual Environmental Performance Report.
- **Flexibility for Future** – Regardless of whether building or management ownership changes or better technology comes along, the real genius of Model Green Lease is its flexibility to adapt the landlord-tenant relationship to changes encouraging continuous improvement.



*"It's time to rethink the traditional lease"*

Ronald B. Grais, Jenner & Block LLP,  
& Member of Model Green Lease Task Force

### Who Should Use Model Green Lease

A&D Community	Architects, Designers, Engineers, Tenant Improvement Contractors
Transaction Community	Accountants, Attorneys, Commercial Real Estate Brokers, Appraisers, Lenders
Tenant Community	CFO, Corporate Real Estate Executives, Facilities Managers
Ownership Community	Developers, Office Building Owners, Real Estate Investors, Building- Property Managers, Asset Managers, Pension Fund Advisors, Investment Managers

### What Comes in Model Green Lease?

- The lease document in electronic file format
- Modifiable copy to use in your leasing transaction
- Reference guide on how to fully utilize Model Green Lease

### Options Available When You Order

- Model Green Lease "Totally Sustainable" download. (no shipping, no packaging, no waste) **\$89.95**
- Model Green Lease CD Version **\$99.95 + \$9.95S&H**

### To Order Online

[www.squarefootage.net](http://www.squarefootage.net)

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### For more information

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