

Model Green Lease Workshop

ANATOMY OF A GREEN LEASE



- Commissioning
- Energy Use & Carbon Credits
- Green Cleaning Specifications
- Overcoming Split Financial Incentive

Educational Seminar Series Brought to You by

- Corporate Realty, Design & Management Institute
- Built Environment Partners
- IFMA Corporate Real Estate Council
- Realtors Commercial Alliance of Kansas City



Event Details

Thursday, April 29, 2010
 Kansas City Regional Association of REALTORS®
 11150 Overbrook Road
 Leawood, Ks 66211

7:45 - 8:30am Registration & Continental Breakfast:
8:30 am to Noon Program

Tickets

- \$129** At the Door
- \$109** Advance
- \$ 89** if member of BEP (ASHRAE, ASID, BOMA, CSI, IFMA, IIDA, USGBC, US EPA Region 7) or RCA-KC

Earn Educational Credits

- AIA** 3 LU's (HSW, SD)
- ASHRAE** 3 PDH Hours
- BOMI** 3 CPDs
- CoreNet** 3 CPDs
- IFMA** 3 CFM Points
- IIDA** .3 CEU hours
- USGBC** 3 LEED AP CE hours
- 3 PDH** hours Available
- CEU** 3 hours for Real Estate Licenses in KA & MO
- CLE** 3.5 General hours KA & MO

Register Now
www.squarefootage.net



Learn the 10 Essential Elements of Green Leases

Modifying an existing lease doesn't work concluded a national task force of attorneys, building owners, corporate tenants, brokers, and green building consultants. So, this task force started with a blank sheet of paper and a straightforward goal: Create a lease document that encourages more green office buildings, by maximizing the return on investment for green buildings, and providing a healthy and productive workplace.

Discover how the Model Green Lease template addresses the 10 essential elements. See how it works with key building rating systems including ASHRAE, Energy Star, Green Globes, and LEED. Understand how it can be used in new and existing buildings even if you are not seeking certification. Learn how it provides economic incentives for both the tenant and landlord to operate in an energy efficient manner. Recognize the provisions needed for an effective green lease – everything from environmental performance reports to such key issues as IAQ, energy use, carbon credits, recycling, insurance, operating costs, tenant improvements, green cleaning specifications, and building regulations.

Quiz the Green Leasing Faculty

See how some of the nation's top professionals navigate the green leasing mine field, and overcome the roadblocks and deal-killers. This lively interactive session is ideal for getting your questions answered.



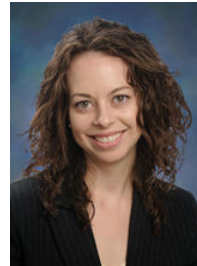
Richard Chamberlain
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 VP- Sales & Leasing
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Ellen Darling, CPM
 Executive Vice President
 Zimmer Real Estate Services



Phaedra Svec, LEED AP
 AIA, Associate
 Elements Sustainable
 Design Division
 BNIM Architects



Julia Taylor, Esq, LEED AP
 Associate
 Sonnenschein Nath &
 Rosenthal LLP

Find Out How to Overcome the Biggest Obstacles to Green Leases

Collectively, Model Green Lease Task Force members have negotiated hundreds of office building leases. See how the Task Force used their experience to resolve the issue of the split financial incentive in a fair and equitable manner. Understand how landlords can keep or attract tenants in tough economic times while maximizing building value. See how tenants will get the benefit of being in a green office building.

See what's behind the work letters that need to be in every green lease whether the buildout of the space is landlord controlled, tenant controlled, or a turnkey project.

Learn Why it's the De Facto Green Lease Template of Choice

By redesigning the traditional lease to put the economic incentives in the right spots, the Model Green Lease is now the lease template of choice for green lease agreements from the U.S. to Australia to Dubai. Now everybody can get the economic and environmental results they want. Preliminary estimates show that adopting the structure of the Model Green Lease, with suitable construction and operating standards can cut energy use by 30 to 50 percent over comparable office buildings.

Seminar Leader with 40 Million Square Feet of Real Estate Experience

Alan Whitson, RPA, is one of the nation's most charismatic, knowledgeable speakers on green buildings. Whitson is the seminar leader for the celebrated Turning Green into Gold® educational programs, chair of Model Green Lease Task Force, and a member of Practising Law Institute faculty. The breadth of Whitson's experience includes asset management, corporate facilities, real estate development, and brokerage. As manager of planning and construction for a major Fortune 500 company, he was responsible for 2,000 construction projects a year.

Who Should Attend

- 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, Bldg/Property Managers, Asset Managers, Pension Fund Advisors, Investment Managers

What Attendees Say About Model Green Lease Seminar

"I appreciate that the Model Green Lease is rating system neutral. It's a great start as it removes a lot of the guesswork, especially when shopping for space. It's a really good base to begin with. I like that. It helps us protect our client and helps us educate them quickly. Then, we can then build upon that. We can really do some great projects together."

Sandra Dino, LEED AP
 Director of Sustainable Interiors
 Environetics