

## Why We Created the Model Green Lease

The Model Green Lease and its reference guide form a foundation for your green leasing efforts. The Model Green Lease Task Force has done the heavy lifting for you; by creating a lease document that resolves the major financial obstacle to green office buildings – the “spilt-incentive.” The Task Force also addressed several operational issues in the Model Green Lease relating to IAQ, energy use, insurance, recycling, carbon credits, tenant build-out, and green and daytime cleaning. Yet, this is not a one-size fits all document, it is designed to be adapted to your specific project with the help of your team.



While the Model Green Lease is green rating system neutral, it is consistent with ASHRAE, Energy Star, Green Globes, and LEED rating systems. It is designed to be used in any office building whether certification is being sought or not. The goal of the Model Green Lease is to promote office buildings that are environmentally responsible, profitable, and provide a healthy and productive place to work.

Preliminary estimates show that buildings adopting the structure of the Model Green Lease, with appropriate construction and operating standards can cut energy use by 30 to 50 percent over comparable office buildings, with corresponding financial benefits accruing to investors.

The Model Green Lease provides a framework for landlords to compete for tenants by designing, building and managing sustainable buildings while maximizing their return on investment. It ensures that tenants receive the full benefit of a green building over their lease term at a competitive rate. Best of all, it will improve the environmental performance of the office buildings industry.

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