

# Building a Successful GREEN LEASE

"Green," "energy-aligned," or "high-performance" leases can reduce utility bills up to 22% in U.S. office buildings alone<sup>1</sup> and create deeper energy savings, less pollution, and greater tenant well-being.

## A TOOL TO DRIVE SMARTER BUILDING INVESTMENTS & HIGHER PERFORMANCE

Green Lease Leaders, a national recognition program established by IMT and the U.S. Department of Energy (DOE), sets the bar for using the lease as a powerful tool to create highly efficient buildings.

A Green Lease Leader since 2014, The Tower Companies owns, develops, and manages over 5 million square feet

of building space in the D.C. metro area. In this region, Tower has executed over 1 million square feet of green leases in its commercial office portfolio.

Let's take a look at how Tower is changing the status quo to include sustainability best practices in its leases.

## REAL LEASE LANGUAGE THAT GETS EFFICIENCY RESULTS<sup>2</sup>



**Promotes multi-faceted building efficiency to increase returns and save resources**

*"Landlord requires that at least one principal participant of the Tenant's project team shall be a LEED Accredited Professional (LEED AP)."*



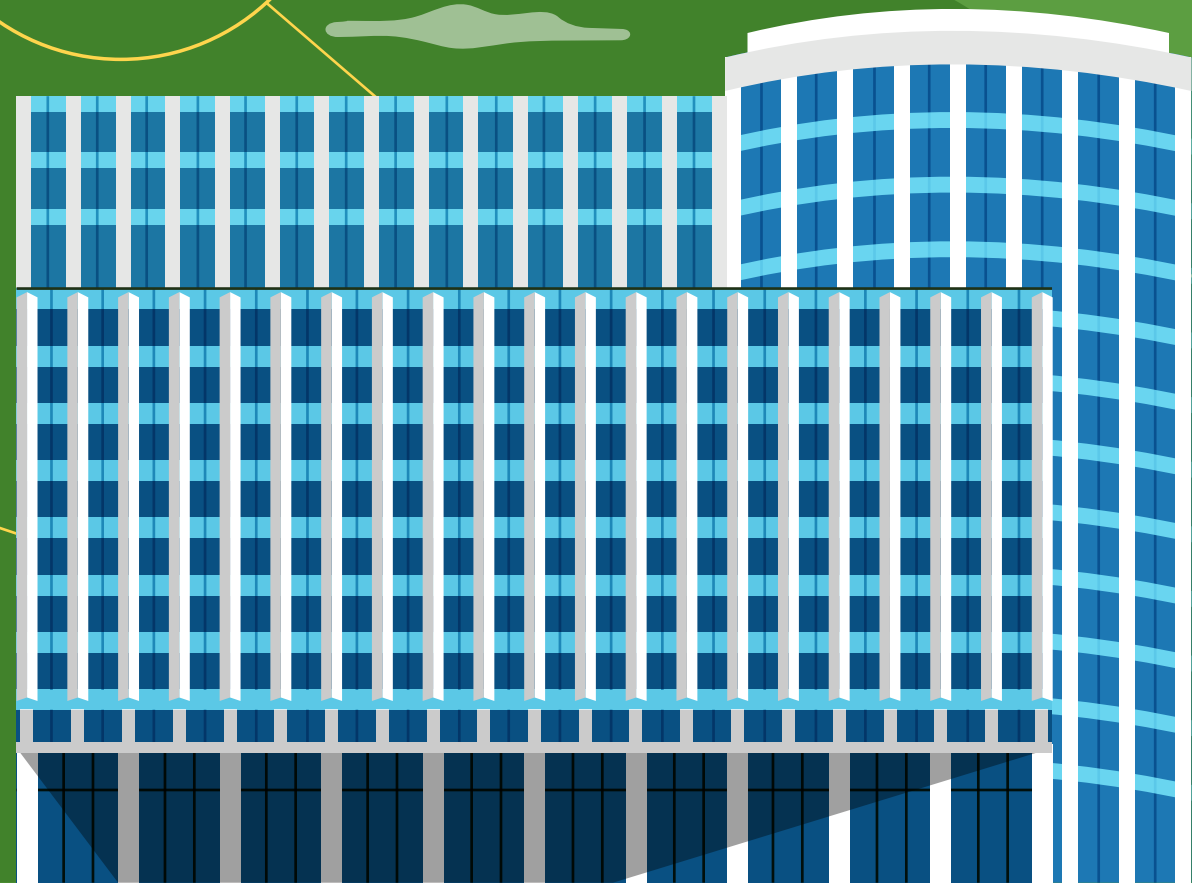
**Requires industry-recognized training for real estate professionals to execute a green lease**



**Engages tenants to collect and share data, unleashing win-win energy efficiency investments that save money for both landlords and tenants**

*"Tenant shall endeavor to participate in other water saving initiatives and adopt water saving best practices. Examples include running the dishwasher when it is completely full and reporting faucet and bathroom leaks."*

**The Millennium Building**  
1909 K Street, Washington, DC  
**Green leases in over 95% of leased space**



*"The Landlord participates in an energy and water benchmarking program with the United States Environmental Protection Agency (EPA) called ENERGY STAR Portfolio Manager®. This program helps to improve the energy efficiency of this Building, lower operating costs for the Tenant, and achieve ENERGY STAR certification."*

1: "Green Lease Impact Report 2015," IMT  
2: This lease language is extracted from Tower's green lease addendum.

Want to learn more and take the next step on greening your lease?

Learn about Tower's efforts at:  
[TOWERCOMPANIES.COM](http://TOWERCOMPANIES.COM)

See if you qualify for Green Lease Leader recognition at:  
[GREENLEASELEADERS.COM](http://GREENLEASELEADERS.COM)

Start the conversation about green leasing in your D.C. buildings at:  
[DCSEU.COM](http://DCSEU.COM)

