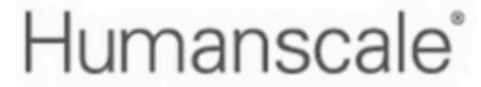


Sustainability Event

NAVIGATING AND CULTIVATING GREEN LEASES

SPONSORS



THE PANEL



Jeffrey Moerdler

Real Estate and Communications
and Data Centers Practices,
Mintz, Levin, Cohn, Ferris, Glovsky
and Popeo, P.C.



Lauren Brust Moss

Senior Vice President, Chief
Sustainability Officer,
Vornado Realty Trust



Molly Dee-Ramasamy

Director, Deep Carbon
Reduction Group, Jaros,
Baum & Bolles (JB&B)

WHAT IS A GREEN LEASE?

Lease with embed environmentally conscious provisions addressing:

- Energy efficiency
- Renewable energy
- Water conservation
- Waste reduction
- Use of sustainable materials
- Operations and maintenance
- Monitoring



WHY GREEN LEASES?

- U.S. Green Building Council says real estate causes 39% of global carbon emissions
- Improves marketability
- May be required by tenants
- May increase value
- Reduce energy consumption and operating expenses by 10-20%
- Employee health benefits
- Pressure from lenders, investors, employees and government agencies



ENERGY EFFECIENCY

- Energy audit
- Lighting
- Heating
- Cooling
- Free cooling
- Ventilation
- Indoor air quality standards
- Energy Star rated equipment
- Demand response programs



RENEWABLE ENERGY

- On site renewables
- Solar
- Wind
- Carbon credit purchases
- Net Zero carbon emissions by 2050



WATER CONSERVATION

- Efficient fixtures
- Landscaping
- Grey water systems



WASTE REDUCTION

- Recycling
- Waste sorting
- Composting
- Space for waste disposal
- Hazardous waste disposal



USE OF SUSTAINABLE MATERIALS

- Construction materials
- Recycled materials
- Local sourcing
- Non-toxic materials
- Low volatile organic compounds (VOC) paints, finishes and adhesives
- Cleaning chemicals
- Indoor air quality

MONITORING

- Data required for certifications
- Measurement tools and meters
- BMS
- Apps
- Penalties
- Regular meetings
- Confidentiality



OTHER RELEVANT LEASE PROVISIONS

- Permitted use
- Assignment and subletting
- Alterations
- Generators
- Cleaning
- Roof or other gardens



GREEN BUILDING CERTIFICATIONS

- Leadership in Energy and Environmental Design (LEED)
- BOMA Best Sustainable and Smart Building Certification
- Building Research Establishment Environmental Assessment Method (BREEAM)
- Green Globes Certification by the Green Building Initiative

COST ALLOCATION

- Capital expenses
 - Caps
 - Limited to savings
- Operating expenses
 - Caps
- Allocation of savings and credits
- Unaligned incentives
 - Landlord pays CapEx
 - Tenant benefits from reduced OpEx



GOVERNMENT REQUIREMENTS

- Building codes
- Environmental regulations
- Government grants
- Tax benefits
- Corporate social responsibility (CSR) disclosure requirements
- NYC Local Law 97



Jeffrey Moerdler

Member
Real Estate and
Communications &
Data Centers Practices
JAMoerdler@mintz.com
212-692-6700



Lauren Brust Moss

Senior Vice President
Chief Sustainability Officer
Vornado Realty Trust
lmoss@vno.com



Molly Dee-Ramasamy

PE, CEA
Director, Deep Carbon
Reduction Group
Jaros, Baum & Bolles (JB&B)
deem@jbb.com

THANK YOU!