

EXHIBIT ____

Sustainability in Leased Space

On January 8, 2019, Governor Wolf issued Executive Order 2019-01, *Commonwealth Leadership in Addressing Climate Change and Promoting Energy Conservation and Sustainable Governance*. Under the Executive Order, all Commonwealth agencies are required to work collaboratively to conserve energy and promote sustainable resources and best energy and resource management practices. The Order also reestablished the GreenGov Council, which is responsible for working with all agencies to develop procedures to reduce energy and other utility usage costs in all Commonwealth-owned and leased facilities. Pursuant to Section 2402(d) of the Administrative Code of 1929, the Department of General Services' Bureau of Real Estate (BRE) is responsible for the leasing of office space for any department, board, or commission of the Commonwealth. 71 P.S. 632(d). The purpose of this exhibit is to implement an environmentally sustainable policy for Commonwealth-leased space.

In order to achieve the goals outlined in Executive Order 2019-02, the Lessor shall, at its sole cost and during the second year of the Lease, complete an independent 3rd party ASHRAE Level 1 or 2 Audit to determine energy investment opportunities to support the Commonwealth's energy reduction goals. Upon completion of the Audit and upon the request of the Commonwealth, Lessor shall implement any commercially reasonable recommendations, which shall be paid for by the Party responsible for payment of utilities under the Lease.

In addition, and unless the following items are specifically required by the lease specifications, Lessor should make a good faith effort to cooperate with BRE, the GreenGov Council, and the tenant agency to apply the following recommendations, if feasible:

1. Track all energy utility bills associated with the lease in ENERGY STAR Portfolio Manager, or equivalent. Lessors using ENERGY STAR Portfolio Manager should share building information with "full access" rights to the following Portfolio Manager usernames for accounts managed by the GreenGov Council and BRE:
 - a. Pennsylvania; and
 - b. PABRELeasing.
2. Use ENERGY STAR Portfolio Manager, or equivalent, to establish Energy Use Intensity (EUI), ENERGY STAR Score, annual utility costs, and reduction goals for the space associated with this lease.
3. Include ENERGY STAR Qualified Products, or the latest energy savings technology, as equipment is due for replacement.
4. Consider incorporating Electric Vehicle Supply Equipment options as a pay-for-service to the visiting public. Where desired and feasible these stations could be managed by a third-party provider and likely require an ongoing monthly subscription cost and would be the responsibility of the Lessor to maintain.