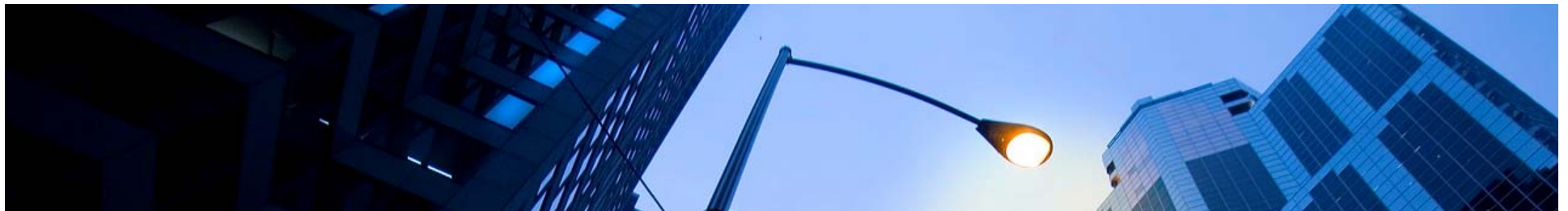


Green Leases

Deborah Kuo

Director, Real Estate

Exelon Corporation



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Why LEED Certification?

New Consolidated Headquarters

- In the spring of 2004, Exelon embarked on a project to consolidate its Chicago office space into an existing Chicago landmark building.
- The project involved the redesign and building of over 220,000 usable square feet of office space on ten floors.
- Used the US Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ for commercial interiors to guide the renovation

Rationale for the Project

- Aligns with our vision of environmental leadership
- Demonstrates that green building design is good business and provides significant environmental benefits
- Commercial buildings in the U.S.:
 - account for 60% of raw materials use
 - consume approximately 68% of the electricity produced annually
 - produce 30% of total U.S. greenhouse gas emissions
 - account for 40% of non-industrial solid waste



Green Lease Considerations

Develop the Right Team

- Client
- LEED Consultant
- Architect / Designer
- Lighting Designer
- MEP Engineer
- Contractor
- Broker
- Attorney

Understand LEED Checklist

- Sustainable Sites
 - Parking
 - Public Transportation
 - Bike Storage
- Water Efficiency
 - Building Infrastructure
- Energy & Atmosphere
 - Building Systems
 - Tenant Accountability
- Materials & Resources
 - Long Term Commitment
 - Material Re-use
 - Construction Waste
- Indoor Environmental Quality
 - Smoking Policy
 - Outdoor Air Delivery
 - Daylighting
- Innovation

Embrace Changes in the Market

- Environmental responsibility
- HR considerations for employee retention and attraction
- Greater Awareness = Greater Opportunity

Work with Landlords

- Overcome initial obstacles
 - Lack of understanding
 - Educate and inform
- Gain cooperation
 - Quantify direct benefits
 - Qualify indirect benefits
- Address short and long term impacts
 - Design
 - Construction
 - Maintenance & operations



Design Considerations

Reduced electricity consumption by 43% relative to vacated space by using:

State of the art lighting systems, including T-5 fluorescent fixtures, occupancy sensors, and dimming technology

Advanced control of the heating, cooling, and ventilation systems, including heat flux-based baseboard controls

Energy Star equipment and appliances for over 96% of our needs



Optimized the use of natural resources by:

Recycling or salvaging 75% of construction waste

Using recycled content in at least 20% of all materials, furniture, and finishes

Reusing 31% of resources with considerable cost avoidance benefits

Installing restroom and kitchen fixtures and faucets that reduce water consumption by 30%

Using FSC (Forestry Stewardship Council) certified wood



Optimized the use of our natural resources by:

Locating office waste recycling areas on each floor

Buying electricity provided from 100% regional, Green-e certified, wind power

Reusing existing private office and conference room furniture

Installing movable wall systems to reduce future construction waste

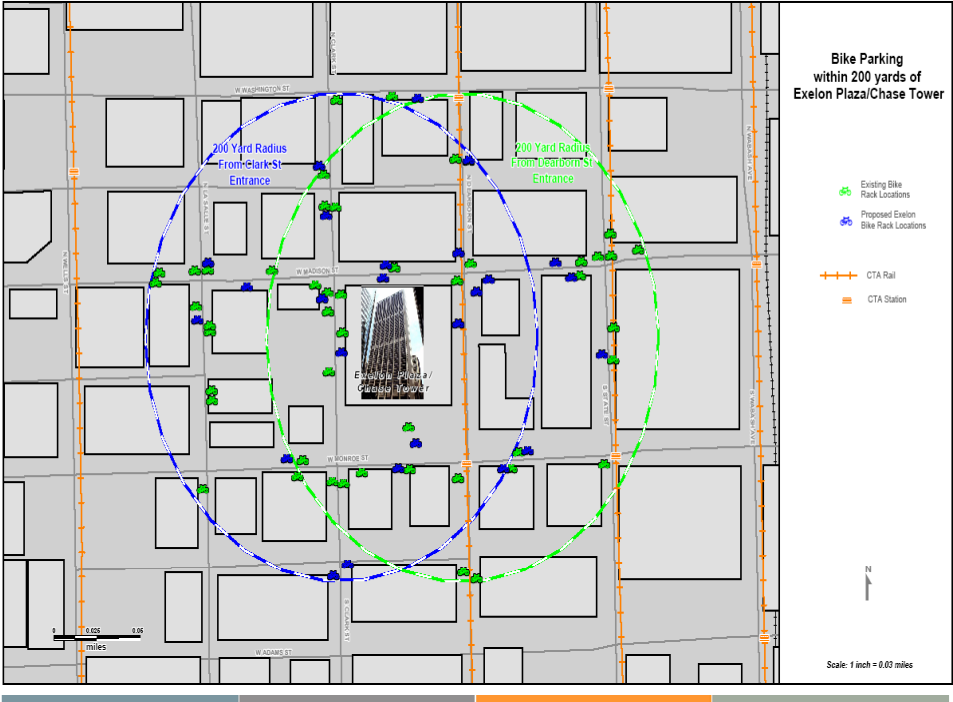


Optimized the use of our natural resources by:

Choosing an office location convenient to public transportation

Providing bike racks and showering facilities to encourage bicycle transportation

Selecting 60% of materials and products manufactured within 500 miles



Studley | Exelon.



Improved our work environment by:

Providing views for 100% of seated spaces, including conference rooms.

Using “green” cleaning products and convincing the landlord to do so for the rest of the building

Using low-emitting materials, paints, carpeting, furniture, and finishes.



Improved our work environment by:

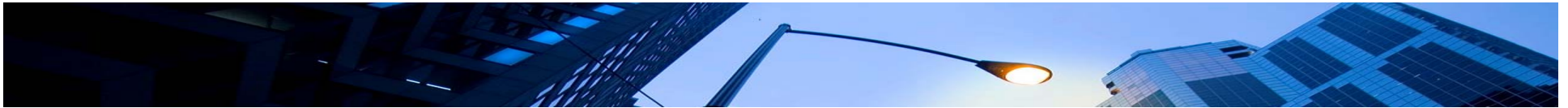
Installing more HVAC zones on each floor for better temperature sensing and control

Installing high density air filters in HVAC system.

Adding CO2 monitoring system to maintain good outdoor air ventilation

Providing individually controlled lighting for 90% of occupants





Conclusions

Outcome

- Created an attractive, highly functional office space using the highest “green building” standards
- Accomplished the renovations using commercially available, high performance products and technology
- Improved building performance at a cost premium of less than 5%.
- Based on energy cost savings alone, will recover the premium in less than 5 years

Take - Aways

- The traditional approach to negotiating a lease can be detrimental when developing a “green” lease .
- “Green” leases don’t begin and end with the transaction
- A “green” lease means working with a team that has green expertise. Be knowledgeable with contracts for procuring materials and services that have a green orientation.