<table>
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<tr>
<th>Project Type / Space Type</th>
<th>ENERGY STAR® and LEED® Minimum Requirements [Required vs. Voluntary]</th>
<th>ENERGY STAR® Exceptions</th>
<th>In NON Energy Star® Buildings: Benchmarking and Cost Effective Energy Efficiency Upgrades (In the Allowed Absence of an Energy Star rating of 75 or higher)</th>
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</thead>
</table>
| New Lease Construction    | • LEED-NC® Silver Rating  
  • Energy Star® >= 75 Rating  
  [REQUIRED]                      | None                   | N / A                                                                                                                            |
|                          | Energy Star® Rating >= 75  
  [REQUIRED]                      |                        | Benchmarking and Cost Effective Energy Efficiency Upgrades  
  [REQUIRED]                                                                    |
| Leases > 10,000 sf       | Energy Star® Rating >= 75  
  [REQUIRED]                      | Yes: 10k SF or less exception | Benchmarking and Cost Effective Energy Efficiency Upgrades  
  [REQUIRED]                                                                    |
| Leases <= 10,000 sf      | Energy Star® Rating >= 75  
  [Voluntary / Encouraged]       |                        | Benchmarking and Cost Effective Energy Efficiency Upgrades  
  [REQUIRED]                                                                    |
| Prospectus Level Lease   | Energy Star® Rating >= 75  
  [REQUIRED]                      |                        | Benchmarking and Cost Effective Energy Efficiency Upgrades  
  [REQUIRED]                                                                    |
|                          | Energy Star® Rating >= 75  
  [Voluntary / Encouraged]       |                        | Benchmarking and Cost Effective Energy Efficiency Upgrades [Voluntary/Encouraged]                                                |
| Short-term Extensions, Evaluated & Non-Evaluated Option Exercise | Energy Star® Rating >= 75  
  [Voluntary / Encouraged]       | N/A                    | Benchmarking and Cost Effective Energy Efficiency Upgrades [Voluntary/Encouraged]                                                |
| Expansions               | Energy Star® Rating >= 75  
  (DEPENDS upon whether or not determined to be within the “Scope of the Lease”)  
  [Voluntary/Encouraged]       | Yes: Agency remaining in existing space | Benchmarking and Cost Effective Energy Efficiency Upgrades are Required if the expansion is outside the “Scope of the Lease”  
  [DEPENDS]                                                                   |