

EXHIBIT X NET of UTILITIES

ACTION REQUIRED: TO BE INCLUDED IN CONJUNCTION WITH RLP EXHIBIT "NET UTILITIES."

ACTION REQUIRED: USE THIS EXHIBIT FOR A "LEASE NET OF UTILITIES", WHICH COULD BE FOR UTILITIES (ELECTRIC AND/OR GAS), AND/OR LEASES THAT ARE NET OF JANITORIAL.

NU 1.01 NET UTILITIES: RENT AND OTHER CONSIDERATION (FEB 2026)

The following is added to the Lease Paragraph titled "Rent and Other Considerations".

NOTE: FOR LEASES THAT ARE NET OF JANITORIAL ONLY; SELECTION AND ADJUSTMENTS TO THE TEXT MUST BE DONE MANUALLY.

Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities (with the exclusion of **XX**), maintenance required for the proper operation of the Property, the Building, and the Leased Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease. The Government must be responsible for paying the cost of **XX** directly to the utility provider. The Lessor must ensure that such utilities are separately metered. The Lessor must provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor must furnish in writing to the LCO, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system must be provided to assure compliance with heating, ventilation, and air conditioning requirements.

NU1.02 and NU 1.03 are added to the Lease, Section 3 Construction Standards and Shell Components.

ACTION REQUIRED: USE WHERE THE GOVERNMENT PAYS SEPARATELY FOR ELECTRICAL SERVICE. OTHERWISE, DELETE.

NU 1.02 ADDITIONAL ELECTRICAL CONTROLS (JUN 2012)

If the Government pays separately for electricity, no more than 500 SF of office Space may be controlled by one switch or automatic light control for all office Space on the Government meter, whether through a building automation system, time clock, occupant sensor, or other comparable system acceptable to the LCO.

NU 1.03 HEATING, VENTILATION, AND AIR CONDITIONING – SHELL (FEB 2026)

The following is added to the Lease Paragraph titled "Rent and Other Considerations".

ACTION REQUIRED: USE WHEN NON-FULLY SERVICED LEASED SPACE IS IN EXCESS OF 10,000 ABOA SF, AND GOVERNMENT IS SOLE OR PREDOMINANT TENANT. IN NON-FULLY SERVICED LEASED SPACE BELOW 10,000 ABOA SF, USE ONLY AS MARKET PERMITS. OTHERWISE, DELETE.

A. Where the Lessor proposes that the Government must pay utilities, the following must apply:

- 1. An automatic air or water economizer cycle must be provided to all air handling equipment, and

The Building must have a fully functional building automation system capable of control, regulation, and monitoring of all environmental conditioning equipment. The building automation system must be fully supported by a service and maintenance contract.

NU1.04 is added to the Lease, Section 6 Utilities, Services, And Obligations During the Lease.

NOTE: ADD THE BUILDING OPERATING PLAN TO THE LIST OF REQUIRED SUBMITTALS, IF USING THIS PARAGRAPH.

NU 1.04 UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (FEB 2026)

- A. If any utilities are excluded from the rental consideration, the Lessor must obtain a statement from a registered professional engineer stating that all HVAC, plumbing, and other energy intensive Building systems can operate under the control conditions stated in the Lease. The statement must also identify all Building systems which do not conform to the system performance values, including the "recommended" or "suggested" values of ANSI/ASHRAE Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings, according to the version that corresponds with how the Building systems were designed to perform, or state or local codes.
- B. The Lessor must provide and install as part of shell rent, separate meters for utilities. Sub meters are not acceptable. The Lessor must furnish in writing to the Government, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system must be provided to assure compliance with heating and air conditioning requirements.
- C. The Building operating plan must be in effect as of the Lease Term Commencement Date and must include a schedule of startup and shutdown times for operation of each Building system, such as lighting, HVAC, and plumbing.

Document Change History

Template Date	Description of change
FEB 2026	Newly created exhibit to supplement streamlined changes to R100. Updates to change "shall" to "must."
MAY 2026	1) Update 'attachment' blue text to 'exhibit'. 2) Update lease numbering nomenclature to LSSXXXXX, as defined ss = 2 letter state abbreviation to identify the state where the lease is located, xxxxx = 5 digit number assigned by the acquisition service, from the legacy nomenclature of GS-rrP-Lssxxxxx, as defined as follows: GS = General Services Administration, rr = GSA Region (using 2 digit number format), P = PBS, representing the acquisition service that awards the lease contract, L = Lease contract, ss = 2 letter state abbreviation to identify the state where the lease is located, xxxxx = 5 digit number assigned by the acquisition service.