

RLP EXHIBIT X NET of UTILITIES

ACTION REQUIRED: TO BE INCLUDED IN CONJUNCTION WITH LEASE 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.

NOTE: IF INCLUDING THIS PARAGRAPH, ADJUST THE LIST OF REQUIRED SUBMITTALS TO INCLUDE THE REQUIRED INFORMATION BELOW.

NU 1.01 UTILITIES SEPARATE FROM RENTAL / BUILDING OPERATING PLAN (FEB 2026)

The Offeror must specify which utilities, if any, are excluded from the rental consideration. If any such utilities are excluded, the Offeror 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 that do not conform to the system performance values, including the "recommended" or "suggested" values of ANSI/ASHRAE Standard 90.1, "Energy Efficient Design of New Buildings Except Low Rise Residential Buildings," or more restrictive state and local codes.

The Offeror must submit a building operating plan with the offer. Such plan must include a schedule of startup and shutdown times for operation of each building system, such as lighting, HVAC, and plumbing. Such plan must be in effect on the Lease Term Commencement Date.

NU 1.02 INSTRUCTIONS FOR OFFEROR AND SUBMITTALS – NET UTILITIES (FEB 2026)

The following is added to the RLP paragraph titled: "Instructions for Offeror and Submittals" as a requirement and additional submittal.

| Document Name | Exhibit X: Net Utilities |
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| Utilities Separate from Rent Documentation | NU 1.01 |

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| Document Change History | |
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| Template Date | Description of change |
| FEB 2026 | Newly created exhibit to supplement streamlined changes to R100. Updates to change "shall" to "must." |
| MAY 2026 | Update 'attachment' blue text to 'exhibit'. |