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

The following is added to the Lease Paragraph titled "Rent and Other Considerations".Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities (with the exclusion of **electricity**), 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 **electricity** 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.

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)~~ INTETIONALLY DELETED

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.