


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 35 (2003 CPI) TO LEASE NO. LDC00111	DATE FEB 11 2004																								
ADDRESS OF PREMISES 2 INDEPENDENCE SQUARE 300 E ST., SW WASHINGTON, DC 20024																										
THIS AGREEMENT, made and entered into this date by and between WELLS REIT - IDENPENDENCE SQUARE, L whose address is: WELLS REIT - IDENPENDENCE SQUARE, L 6200 THE CORNERS PARKWAY SUITE 250 NORCROSS, GA 30092																										
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:																										
WHEREAS, the parties hereto desire to amend the above Lease.																										
NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective 7/20/2003 as follows:																										
Issued to reflect the annual operating cost escalation provided for in the base lease agreement.																										
Base (CPI-W.U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor 2003 Increase for Parking Total Increase Due to Lessor Including Parking	JUNE JUNE	1992 2003 138.10 179.60 \$3,481,297.44 0.300506879 \$1,046,153.83 \$952,882.28 \$93,271.55 \$57,479.29 \$150,750.84																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Annual Rent</td> <td style="width: 20%;">\$21,532,880.55</td> <td style="width: 20%;">\$57,479.29 (4% parking)</td> <td style="width: 30%;"></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">\$93,271.55 (Annual Incr.)</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">\$150,750.84 (Total Ann. Incr.)</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">New A/R</td> <td style="text-align: right;">\$21,683,631.39</td> </tr> <tr> <td>Operating Rent</td> <td>\$4,434,179.72</td> <td>\$93,271.55 (Annual Incr.)</td> <td>New O/R \$4,527,451.27</td> </tr> <tr> <td>Base Rent</td> <td>\$17,098,700.83</td> <td>\$57,479.29 (4% parking)</td> <td>New B/R \$17,156,180.12</td> </tr> </table>			Annual Rent	\$21,532,880.55	\$57,479.29 (4% parking)				\$93,271.55 (Annual Incr.)				\$150,750.84 (Total Ann. Incr.)				New A/R	\$21,683,631.39	Operating Rent	\$4,434,179.72	\$93,271.55 (Annual Incr.)	New O/R \$4,527,451.27	Base Rent	\$17,098,700.83	\$57,479.29 (4% parking)	New B/R \$17,156,180.12
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A one-time lump sum catch-up payment is due to the lessor in the amount of \$80,238.35 for the periods of 7/20/03 thru 1/31/04.																										
Effective 7/20/2003 , the annual rent is increased by \$150,750.84 The new annual rent is \$21,683,631.39 payable at the rate of \$1,806,969.28 per month.																										
The rent shall be made payable to: WELLS REIT - 2 INDEPENDENCE SQUARE, L 6200 THE CORNERS PARKWAY SUITE 250 NORCROSS, GA 30092																										
All other terms and conditions of the lease shall remain in force and effect.																										
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.																										
LESSOR: WELLS REIT - IDENPENDENCE SQUARE, L																										
BY _____ (Signature) (Title)																										
IN THE PRESENCE OF _____ (Signature) (Address)																										
UNITED STATES OF AMERICA BY  (Signature) Contracting Officer, GSA, NCR, PBS, DC Service Center (Official Title)																										