

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

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No. 55 (2009 Parking Esc.)

DATE **SEP 18 2009**

TO LEASE NO. LDC00111

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 - INDEPENDENCE SQUARE, L

whose address is:

WELLS REIT - INDEPENDENCE 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 **7/20/2009** as follows:

Issued to reflect the annual 2009 parking escalation provided for in the base lease agreement. .

Annual Rent	\$22,690,756.63
Operating Rent	\$5,143,224.26
Base Rent	\$17,477,600.02
Base Rent for Parking	\$1,818,241.05
4% Increase	4%
2009 Increase for Parking	\$72,729.64
New Parking Escalation Base Rent	\$1,890,970.69
Annual Rent	\$22,763,486.27
Operating Rent	\$5,143,224.26
Base Rent	\$17,550,329.66

Effective **7/20/2009**, the annual rent is increased by **\$72,729.64**
The new annual rent is **\$22,763,486.27** payable at the rate of **\$1,896,957.19** 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 - INDEPENDENCE SQUARE, L

BY _____
(Signature)

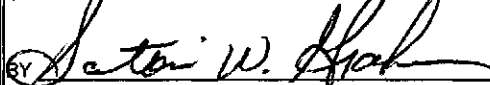
(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

Contracting Officer, GSA, NCR, PBS, DC Service Center
(Official Title)