

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 48 (2007 Parking Esc.) TO LEASE NO. LDC00111	DATE NOV 02 2007																								
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 7/20/2007 as follows:																										
Issued to reflect the annual 2007 parking escalation provided for in the base lease agreement.																										
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%;">Annual Rent</td><td style="width: 50%; text-align: right;">\$22,427,621.01</td></tr><tr><td>Operating Rent</td><td style="text-align: right;">\$5,017,263.63</td></tr><tr><td>Base Rent</td><td style="text-align: right;">\$17,410,357.38</td></tr><tr><td colspan="2"> </td></tr><tr><td>Base Rent for Parking</td><td style="text-align: right;">\$1,681,066.06</td></tr><tr><td>4% Increase</td><td style="text-align: right;">4%</td></tr><tr><td>2007 Increase for Parking</td><td style="text-align: right;">\$67,242.64</td></tr><tr><td>New Parking Escalation Base Rent</td><td style="text-align: right;">\$1,748,308.70</td></tr><tr><td colspan="2"> </td></tr><tr><td>Annual Rent</td><td style="text-align: right;">\$22,494,863.65</td></tr><tr><td>Operating Rent</td><td style="text-align: right;">\$5,017,263.63</td></tr><tr><td>Base Rent</td><td style="text-align: right;">\$17,477,600.02</td></tr></table>			Annual Rent	\$22,427,621.01	Operating Rent	\$5,017,263.63	Base Rent	\$17,410,357.38			Base Rent for Parking	\$1,681,066.06	4% Increase	4%	2007 Increase for Parking	\$67,242.64	New Parking Escalation Base Rent	\$1,748,308.70			Annual Rent	\$22,494,863.65	Operating Rent	\$5,017,263.63	Base Rent	\$17,477,600.02
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Effective 7/20/2007 , the annual rent is increased by \$67,242.64																										
The new annual rent is \$22,494,863.65 payable at the rate of \$1,874,571.97 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 <u><i>Lisa Richmond</i></u> (Signature) _____ Contracting Officer, GSA, NCR, PBS, DC Service Center (Official Title)																										