

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 54

DATE
OCT 09 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 - IDENPENDENCE SQUARE, LLC

whose address is:

WELLS REIT - IDENPENDENCE SQUARE, LLC
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 **6/1/2009** as follows:

Issued to reflect the annual operating cost adjustment provided for in the base lease agreement. .

Base (CPI-W-U.S. City Avg)	May	2008	212.79
Corresponding Index	May	2009	208.774
Base Operating Cost Per Lease			\$5,242,110.63
% Increase in CPI-W			-0.018863846
Annual Increase In Operating Cost			(\$98,886.37)
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			(\$98,886.37)

Effective **6/1/2009**, the annual rent is decreased by **(\$98,886.37)**
The new annual rent is **\$22,690,756.63** payable at the rate of **\$1,890,896.39** 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, LLC

BY _____
(Signature)

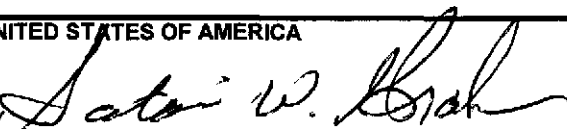
(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

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