

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 44 TO LEASE NO. LDC00111	DATE <b>8-10-06</b>
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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 as follows:

Issued to reflect the annual real estate tax escalation provided for in the base lease agreement.

COMPARISON YEAR	2005	\$4,188,806.22
BASE YEAR	1993	\$2,534,368.75
INCREASE		\$1,654,437.47
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.50%
AMOUNT DUE TO LESSOR		\$1,629,620.90
PRORATED AMOUNT DUE FROM 1/1/05 - 5/31/05		\$674,171.94

  

PERCENTAGE OF GOVERNMENT OCCUPANCY	99%	
AMOUNT DUE FOR CURRENT YEAR		\$1,637,893.09
PRORATED AMOUNT DUE FROM 6/1/05 - 12/31/05		\$960,298.96

  

TOTAL AMOUNT DUE FOR THE YEAR		\$1,634,470.90
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The Lessor is entitled to a one-time lump sum payment in the amount of: **\$1,634,470.90** payable with the next rent check.

Rent checks shall be made payable to:

**Wells Reit - 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:

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF

\_\_\_\_\_  
(Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA

BY *Lisa Hickroad*  
(Signature)

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