

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 45 TO LEASE NO. LDC00111	DATE 8-9-06
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ADDRESS OF PREMISES	2 INDEPENDENCE SQUARE 300 E ST., SW WASHINGTON, DC 20024
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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 6/1/2006 as follows:

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

Base (CPI-W-U.S. City Avg)	May	2005	190.00
Corresponding Index	May	2006	198.20
Base Operating Cost Per Lease			\$4,680,719.87
% Increase In CPI-W			0.043157895
Annual Increase In Operating Cost			\$202,010.02
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$202,010.02

Effective 6/1/2006 ,the annual rent is increased by \$202,010.02
The new annual rent is \$22,228,430.88 payable at the rate of \$1,852,369.24 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 <u>David Richmond</u>	Contracting Officer, GSA, NCR, PBS, DC Service Center
(Signature)	(Official Title)