

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 51 (2008 Parking Esc.)
TO LEASE NO. LDC00111

DATE
SEP 11 2008

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 **7/20/2008** as follows:

Issued to reflect the annual 2006 parking escalation provided for in the base lease agreement. .

| | |
|----------------------------------|-----------------|
| Annual Rent | \$22,719,710.65 |
| Operating Rent | \$5,242,110.63 |
| Base Rent | \$17,477,600.02 |
| Base Rent for Parking | |
| 4% Increase | 4% |
| 2007 Increase for Parking | \$69,932.35 |
| New Parking Escalation Base Rent | \$1,818,241.05 |
| Annual Rent | \$22,789,643.00 |
| Operating Rent | \$5,242,110.63 |
| Base Rent | \$17,547,532.37 |

Effective **7/20/2008**, the annual rent is increased by **\$69,932.35**
The new annual rent is **\$22,789,643.00** payable at the rate of **\$1,899,136.92** 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)

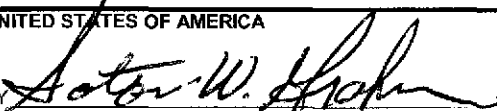
(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

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