

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE **MAR 12 2010**

No. 1

TO LEASE NO.

GS-11B-02119

ADDRESS OF PREMISES

3100 Clarendon Blvd
Alexandria, VA 22201-5302

THIS AGREEMENT, made and entered into this date by and between **Wells Reit I- 3100 Clarendon LLC**
whose address is: **Piedmont Office Realty Trust, Inc.**
11695 Johns Creek Parkway- Suite 350
Duluth, GA 30097-1855

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 **June 1, 2009** as follows:

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

Base (CPI-W-U.S. City Avg)	May	2008	212.79
Corresponding Index	May	2009	208.774
Base Operating Cost Per Lease			\$1,740,540.00
% Increase in CPI-W			-0.018863846
Annual Increase In Operating Cost			(\$32,833.28)
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			(\$32,833.28)

Effective **June 1, 2009**, the annual rent is decreased by **(\$32,833.28)**
The new annual rent is **\$8,098,636.24** payable at the rate of **\$674,886.35** per month.
The rent check shall be made payable to:

Wells Reit I- 3100 Clarendon LLC
Piedmont Office Realty Trust, Inc.
11695 Johns Creek Parkway- Suite 350
Duluth, GA 30097-1855

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 I- 3100 Clarendon LLC**

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

UNITED STATES OF AMERICA

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Contracting Officer, GSA, NCR, PBS, Metropolitan Services Division
(Official Title)