

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 2

SEP 7 2010

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, 2010** 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	2010	214.124
Base Operating Cost Per Lease			\$1,707,706.72
% Increase in CPI-W			0.006278550
Annual Increase In Operating Cost			\$10,721.92
Less Previous Escalation Paid			(\$32,833.28)
Annual Increase In Operating Cost Due Lessor			\$43,555.20

Effective **June 1, 2010**, the annual rent is increased by **\$43,555.20**  
The new annual rent is **\$8,142,191.44** payable at the rate of **\$678,515.95** 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

BY \_\_\_\_\_

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