

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 7 TO LEASE NO. GS-11B-02119	DATE JUL 12 2012
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ADDRESS OF PREMISES
3100 Clarendon Blvd
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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, 2012** 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	212.788
Corresponding Index	May	2012	226.600
Base Operating Cost Per Lease			\$1,740,540.00
% Increase In CPI-W			0.064909675
Annual Increase In Operating Cost			\$112,977.89
Less Previous Escalation Paid			(\$83,154.73)
Annual Increase In Operating Cost Due Lessor			\$29,823.16

Effective **June 1, 2012**, the annual rent is increased by **\$29,823.16**
The new annual rent is **\$8,244,447.42** payable at the rate of **\$687,037.28** per month.

The rent check shall be made payable to:
Wells Reit I- 3100 Clarendon LLC
Piedmont Office Realty Trust, Inc.
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) _____ (Address)

UN
BY _____ (Signature) Contracting Officer, GSA, NCR, PBS, REA (Official Title)