

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
No. 34 (2002 CPI)  
LDC00111

DATE  
FEB 11 2002

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 - IDENPENDENCE SQUARE, L  
whose address is:  
WELLS REIT - IDENPENDENCE 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 7/20/2002 as follows:

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

Base (CPI-W.U.S. City Avg)	JUNE	1992	138.10
Corresponding Index	JUNE	2002	175.90
Base Operating Cost Per Lease			\$3,481,297.44
% Increase in CPI-W			0.273714699
Annual Increase in Operating Cost			\$952,882.28
Less Previous Escalation Paid			\$920,111.20
Annual Increase in Operating Cost Due Lessor			\$32,771.08
2002 Increase for Parking			\$55,268.55
Total Increase Due to Lessor Including Parking			\$88,039.63

Annual Rent	\$21,444,840.92	\$55,268.55 (4% parking)		
		\$32,771.08 (Annual Incr.)		
		\$88,039.63 (Total Ann. Incr.)	New A/R	\$21,532,880.55
Operating Rent	\$4,401,410.65	\$32,771.08 (Annual Incr.)	New O/R	\$4,434,179.72
Base Rent	\$17,043,430.27	\$55,268.55 (4% parking)	New B/R	\$17,098,700.83

\* Due to a rounding error of \$0.01 per SLA#6 for a 1994 CPI and a misallocation of \$2.00 for antenna installations per SLA's #2 and 24, the operating rent has a discrepancy of \$2.01. The correction is reflected in this SLA. The corrected operating rent is \$4,434,179.72 and the corrected base rent is \$17,098,700.83.

A one-time lump sum catch-up payment is due to the lessor in the amount of \$134,899.43 for the periods of 7/20/02 thru 1/31/04.

Effective 7/20/2002, the annual rent is increased by \$88,039.63  
The new annual rent is \$21,532,880.55 payable at the rate of \$1,794,406.71 per month.

The rent shall be made payable to:  
WELLS REIT - 2 INDEPENDENCE SQUARE, L  
6200 THE CORNERS PARKWAY  
SUITE 250  
NORCROSS, GA 30092

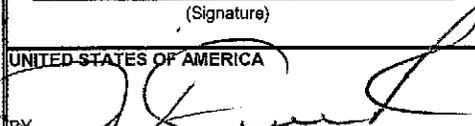
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: WELLS REIT - IDENPENDENCE SQUARE, 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)