

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

**SUPPLEMENTAL AGREEMENT
No. 36
TO LEASE NO. GS-11B-00111**

DATE OCT - 6 2004

ADDRESS OF PREMISES 2 Independence Square
Washington, DC 20024-3202

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 **7/20/2004** as follows:

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

Base (CPI-W-U.S. City Avg)	June	1992	138.10
Corresponding Index	June	2004	185.30
Base Operating Cost Per Lease			\$3,481,297.44
% Increase in CPI-W			0.341781318
Annual Increase In Operating Cost			\$1,189,842.43
Less Previous Escalation Paid			\$1,046,153.83
Annual Increase In Operating Cost Due Lessor			\$143,688.60

Annual Rent	\$21,827,319.99
Operating Rent	\$4,671,139.87
Base Rent	\$17,156,180.12
BASE RENT	\$1,494,461.61
4% INCREASE	4%
ANNUAL INCREASE 2004	\$59,778.46
NEW PARKING ESCALATION BASE RENT	\$1,554,240.07
Annual Rent	\$21,887,098.45
Operating Rent	\$4,671,139.87
Base Rent	\$17,215,958.58

CPI Escalation	\$143,688.60
Parking Escalation	\$59,778.46
	<u>\$203,467.06</u>

Effective **7/20/2004**, the annual rent is increased by **\$203,467.06**
The new annual rent is **\$21,887,098.45** payable at the rate of **\$1,823,924.87** per month.

The rent shall be made payable to: **Wells Reit - 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)