

[Top of the Form](#)

---

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of Earliest Event Reported):

December 4, 2009

Healthcare Trust of America, Inc.

(Exact name of registrant as specified in its charter)

Maryland

000-53206

20-4738467

(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(I.R.S. Employer  
Identification No.)

16427 N. Scottsdale Road, Suite 440, Scottsdale,  
Arizona

85254

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code:

480-998-3478

Not Applicable

Former name or former address, if changed since last report

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

---

[Top of the Form](#)

**Item 1.01 Entry into a Material Definitive Agreement.**

On November 30, 2009, the Company agreed to amend the Services Agreement, dated as of April 3, 2009, with American Realty Capital II, LLC, relating to the provision of certain consulting services to the Company as well making available to the Company certain backup support services (the "Services Agreement"). The Services Agreement was described in Item 1.01 of the Company's Current Report on Form 8-K filed with the SEC on April 9, 2009, which is incorporated herein by reference.

The Services Agreement was amended to provide that its effective date is January 15, 2010. All other terms, covenants and conditions contained in the Services Agreement remain the same.

This description of the material terms of the amendment to the Services Agreement is qualified in its entirety by the terms of such amendment filed as Exhibit 10.1 to this Current Report on Form 8-K, which is incorporated herein by reference.

#### **Item 7.01 Regulation FD Disclosure.**

On December 4, 2009, we issued a press release announcing the execution of a purchase and sale agreement to acquire a three building medical office portfolio located in San Angelo, Texas, Corsicana, Texas, and Fort Wayne, Indiana. The full text of the press release is attached as Exhibit 99.1 to this report and is incorporated into this Item 7.01.

The information furnished under Item 7.01 of this Current Report on Form 8-K, including Exhibit 99.1, shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section.

#### **Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

10.1 Amendment No. 2 to Services Agreement, dated November 30, 2009  
99.1 Press Release dated December 4, 2009

---

[Top of the Form](#)

#### **SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Healthcare Trust of America, Inc.

*December 4, 2009*

By: */s/ Scott D. Peters*

---

*Name: Scott D. Peters*

*Title: Chief Executive Officer & President*

---

[Top of the Form](#)

Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
10.1	Amendment No. 2 to Services Agreement, dated November 30, 2009
99.1	Healthcare Trust of America, Inc. Press Release, dated December 4, 2009

[Top of the Form](#)

Amendment No. 2  
to  
Services Agreement

Amendment No. 2 is made and entered into as of November 30, 2009 by and between American Realty Capital II, LLC, a Delaware limited liability company (“ARC II”) and Healthcare Trust of America, Inc. (formerly Grubb & Ellis Healthcare REIT, Inc)., a Maryland corporation (the “REIT”).

1. The Effective Date of the Services Agreement (“Agreement”) dated April 3, 2009, as amended, between ARC II and the REIT is changed to January 15, 2010.

2. Except as amended herein, the Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 to the Agreement as of the date first above written.

American Realty Capital II, LLC

By: /s/ William M. Kahane

Name: William M. Kahane

Title: President

Healthcare Trust of America, Inc.

By: /s/ Kellie S. Pruitt

Name: Kellie S. Pruitt

Title: Chief Accounting Officer

[Top of the Form](#)



**PRESS RELEASE**

Acquisitions Contact:

---

Mark D. Engstrom  
EVP — Acquisitions  
Healthcare Trust of America, Inc.  
480.998.3478  
markengstrom@htareit.com

Media Contact:

---

Claire Koeneman  
President  
Financial Relations Board  
312.640.6745  
ckoeneman@mww.com

## **Healthcare Trust of America, Inc. Executes Agreement to Acquire a 92,500 Square Foot Medical Office Portfolio Located in Texas and Indiana**

Scottsdale, Arizona (December 4, 2009) – Healthcare Trust of America, Inc. (“HTA”), a self-managed, non-traded, real estate investment trust, announced the execution of a purchase and sale agreement to acquire a three building medical office portfolio located in San Angelo, Texas, Corsicana, Texas, and Fort Wayne, Indiana for approximately \$20,500,000. The closing of the acquisition is subject to the satisfaction of a number of conditions.

The approximately 92,500 square foot portfolio is 100% leased to community hospitals, which are all wholly-owned subsidiaries of Community Health Systems, Inc., a national healthcare service provider based in Brentwood, Tennessee. Through its subsidiaries, Community Health Systems, Inc. owns, operates or leases 122 hospitals in 29 states, with an aggregate of more than 18,000 licensed beds. The original developer, Atlee Development, is selling the recently developed portfolio with long-term leases in place.

“This acquisition allows us to continue our growth in the states of Texas and Indiana where we have an existing presence. These assets are strategically located on-campus with long-term stable tenancy,” stated Mark D. Engstrom, HTA’s Executive Vice President of Acquisitions.

For more information on Healthcare Trust of America, Inc. and to download the current prospectus, please visit [www.htareit.com](http://www.htareit.com).

### **About Healthcare Trust of America, Inc.**

Healthcare Trust of America, Inc. is a self-managed, publicly registered, non-traded, real estate investment trust. HTA has made 45 geographically diverse acquisitions valued at approximately \$1.6 billion based on purchase price, which includes 154 buildings and two real estate-related assets, as of December 2, 2009. HTA’s portfolio totals approximately 6.4 million square feet, and includes 137 medical office buildings, four hospitals, 9 skilled nursing and assisted living facilities and four other office buildings located in 20 states, including: Arizona, California, Colorado, Florida, Georgia, Illinois, Indiana, Kansas, Minnesota, Missouri, New Hampshire, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia and Wisconsin.

### **FORWARD-LOOKING LANGUAGE**

This press release contains certain forward-looking statements with respect to the growth and value of HTA’s portfolio and the value that the portfolio adds to HTA. Forward-looking statements are statements that are not descriptions of historical facts and include statements regarding management’s intentions, beliefs, expectations, plans or predictions of the future, within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements. These risks, uncertainties and contingencies include, but are not limited to, the following: the acquisition of the portfolio may not be completed if the conditions to closing are not satisfied; the strength and financial condition of the portfolio; the strength and financial condition of the tenants; uncertainties relating to the local economies of the San Angelo, Texas, Corsicana, Texas, and Fort Wayne, Indiana; uncertainties relating to changes in general economic and real estate conditions; uncertainties regarding changes in the healthcare industry; the uncertainties relating to the implementation of HTA’s investment strategy; and other risk factors as outlined in HTA’s prospectus, as amended from time to time, and as detailed from time to time in HTA’s periodic reports, as filed with the Securities and Exchange Commission.