

PART IV

Item 15. Exhibits and Financial Statement Schedules

- (a) The following documents are filed as part of this report
- (1) Financial Statements
 - Reports of Independent Registered Public Accounting Firm 40
 - Consolidated Balance Sheets as of December 31, 2013 and 2012 42
 - Consolidated Statements of Comprehensive Income for the years ended December 31, 2013, 2012 and 2011 43
 - Consolidated Statements of Stockholders' Equity for the years ended December 31, 2013, 2012 and 2011 45
 - Consolidated Statements of Cash Flows for the years ended December 31, 2013, 2012 and 2011 48
 - Notes to Consolidated Financial Statements 50
 - (2) Financial Statement Schedules
 - Schedule III – Real Estate and Accumulated Depreciation and Amortization and Notes as of December 31, 2013
 - Schedule IV – Mortgage Loans on Real Estate and Notes as of December 31, 2013
 - All other schedules are omitted because they are not applicable or because the required information is shown in the financial statements or the notes thereto.
 - (3) Exhibits

The following exhibits are filed as a part of this report.

- 3. Articles of Incorporation and Bylaws
 - 3.1 First Amended and Restated Articles of Incorporation of the Registrant, as amended (filed as Exhibit 3.1 to the Registrant's Quarterly Report on Form 10-Q filed with the Securities and Exchange Commission on August 3, 2012, and incorporated herein by reference).
 - 3.2 Articles Supplementary Establishing and Fixing the Rights and Preferences of 6.625% Series D Cumulative Preferred Stock, par value \$0.01 per share, dated February 21, 2012 (filed as Exhibit 3.1 to the Registrant's Current Report on Form 8-K dated February 23, 2012, incorporated herein by reference).
 - 3.3 Articles Supplementary Establishing and Fixing the Rights and Preferences of 5.700% Series E Cumulative Preferred Stock, par value \$0.01 per share, dated May 29, 2013 (filed as Exhibit 3.1 to the Registrant's Current Report on Form 8-K dated May 30, 2013, incorporated herein by reference).
 - 3.4 Third Amended and Restated Bylaws of the Registrant, dated May 1, 2006, as amended (filed herewith).
 - 3.5 Second Amendment to the Third Amended and Restated Bylaws of the Registrant, dated December 13, 2007 (filed herewith).
 - 3.6 Third Amendment to the Third Amended and Restated Bylaws of the Registrant, dated February 13, 2014 (filed herewith).
- 4. Instruments Defining the Rights of Security Holders, Including Indentures
 - 4.1 Specimen Certificate of Common Stock, par value \$0.01 per share, of the Registrant (filed as Exhibit 3.4 to the Registrant's Registration Statement No. 1-11290 on Form 8-B filed with the Securities and Exchange Commission and incorporated herein by reference).