



CONTRIBUTION AGREEMENT

COPY

Between

The University of British Columbia
(the "University")

and

Modern Investment Group (Canada) Ltd.
("Modern Investment")

This Contribution Agreement sets forth the terms agreed to between Modern Investment and the University concerning a contribution to be made by Modern Investment included in the Agreement to Lease Lot D, Plan BCP35352, South Campus negotiated with UBC Properties Trust (UBCPT).

The University and Modern Investment agree as follows:

1. Modern Investment wishes to demonstrate their support of the University by contributing \$3,500,000 CDN to the Centre for Interactive Research on Sustainability (CIRS).
2. The contribution will be paid to UBCPT as part of the land lease cost (Reference: Offer to Lease Lot D Plan BCP35352). The schedule for receipt of the Contribution to be paid through UBCPT will be as follows:

Date	Amount
15 February 2011	\$500,000 CDN
01 December 2011	\$1,000,000 CDN
01 December 2012	\$1,000,000 CDN
01 December 2013	\$1,000,000 CDN
TOTAL	\$3,500,000 CDN

3. Payments will be issued to 'UBC Properties Trust,' who will issue business receipts reflecting the value of the Contribution as and when Contribution payments are received.
4. The University will provide Modern Investment with information regarding the impact and performance of the Contribution.
5. The University will recognize at the appropriate time the role of Mr. Zhang Lei, Chairman of Modern Investment, in providing this support for UBC. This will be done in a manner acceptable to Chairman Zhang and Modern Green and in accordance with University procedures.


6. Modern Investment Group (Canada) Ltd. wishes to be recognized as Modern Green Development.
7. The terms of this Agreement may be revised, but only by the mutual agreement of Modern Investment and the University.

DATED effective this _____ day of _____, 2010.

Modern Investment Group (Canada) Ltd.
by its Authorized Signatory:


Name: _____ Date: 2010/208

The University of British Columbia
by its Authorized Signatories:


Name: _____ Date: 8 December 2010.

Name:

Date