IRREVOCABLE DIRECTIVE TO ISSUE PAYMENTS

Dated as of _____

NORTHERN BEEF PACKERS LIMITED PARTNERSHIP hereby instructs EPOCH STAR LIMITED and/or any escrow company, involved in the processing of the loan from EPOCH STAR LIMITED to NORTHERN BEEF PACKERS LIMITED PARTNERSHIP (the "Loan") pursuant to the Construction Loan Agreement dated March 18, 2010 (the "Loan Agreement"), to pay MAVERICK SPADE LLC (by and through Central Escrow, located in Los Angeles California) a success fee in the amount set forth below, from the proceeds of the Loan in accordance with Section 5.7 of the Loan Agreement. This directive shall supersede any prior instructions, if any, given to EPOCH STAR LIMITED by NORTHERN BEEF PACKERS LIMITED PARTNERSHIP concerning payments to be made to MAVERICK SPADE LLC. This directive is **NOT REVOCABLE**, without the written consent of the payee, MAVERICK SPADE LLC.

The success fee to be paid to MAVERICK SPADE LLC is $750,000.00, which may be paid in installments as follows: 1) $180,000.00 on the date of the first advance after the Closing Disbursement Date; 2) $180,000.00 on the date of first advance after SDIF6 has advanced proceeds of the SDIF6 Loan to NORTHERN BEEF PACKERS LIMITED PARTNERSHIP in excess of $15,000,000; and 3) $390,000.00 which shall not be paid until after full payment in cash of all Obligations

This DIRECTIVE may be executed in several counterparts and by each party on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which together shall constitute one instrument.

The undersigned declares under the penalty of perjury that he has read this directive prior to signing it and that it properly reflects the undersigned's intentions and desires.

NORTHERN BEEF PACKERS LIMITED PARTNERSHIP

By: Northern Beef Packers
       Management, LLC, its general
       partner

By: _____
Name: Oshik Song
Title: Sole Member

Received and Acknowledged by Epoch Star Limited. Epoch Star Limited is not a party to this Directive and has no obligation with respect thereto.

EPOCH STAR LIMITED

By: _____
Name:
Title: