

Beware: The shoes you step into

I am now an expert on footwear! And it took only one trip to Park Meadows Mall with Debbie and our middle daughter, Cassie, to gain my Ph.D.! I am now an expert on flats, heels, wedges, pumps, 5-inch stilettos, knee-high boots, sling-backs, clogs and daisy sandals. In fact, to make a few extra dollars for the holidays, I am seriously thinking of taking a part-time job in Nordstrom's shoe department ... because there is absolutely no sign of recession! And my niche: I will sell by **brand**: Prada, Gucci, Dior, Dolce & Gabbana, Chloe, Coach, Jimmy Choo, Tory Burch, Manolo Blahniks, and UGG; and by **lifestyle**: high arch, professional, soft foot bed, waterproof and athletic! And don't get me started on accessories that "perfectly" match the shoes! And I never ever want to hear again that costly phrase, "Shoes make the outfit." Or, these shoes have "environmentally friendly" cork foot beds that "mold to the shape of my foot, providing proper alignment and realigning my entire body for the comfort I deserve and a custom fit unlike any other!" Give me a break!

My only shoe knowledge deficit: I don't even begin to understand women's and men's shoe sizes. My size is 11 ½ EEE or wider. Not many companies make shoes that wide. However, I do enjoy shopping with Debbie, as her shoe size is a 5! And



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And I have never felt so much empathy as when I was watching one woman trying to "squeeze" into and "gracefully" walk in a size 10, 4-inch platform heel, with ankle straps – all I could think of was the movie "Big Foot!" And I know, without a shadow of doubt, that no high heels are comfortable and should ever be worn. They create corns, bunions, sprained ankles and, worst of all, ingrown toenails. Further, I also have come to the conclusion based on absolute irrefutable eyewitness testimonials: The makers of shoes are masochists. They enjoy pain. And they enjoy addiction! Shoes are expensive, rarely fit, wear out and cause toe fungus. And they don't even look that good for long. After you have worn them for a few months, they begin to look lumpy, smelly and out of shape.

every pair of shoes on display is a 5! That is heaven indeed! We don't have to wait for the shoe salesperson to trudge into the back cavern to find the right size! And every shoe looks great on Debbie's small foot!

■ **Lesson:** Shoes are a great example of something property managers tend to *slip into* or buy more than they need or should. Why? Because many property managers have not thoroughly abstracted and understood their leases, management agreements and service contracts! And as a direct result of their **negligence**, property managers (*even with the best of intentions*) unknowingly *slip into* the tenant's shoes; and may be literally and legally *stepping into* and taking upon themselves the tenant's duties and responsibilities! Another example: Property managers often *slip into* their independent contractors' shoes; and, again, may be *stepping into* and taking upon themselves the contractors' duties and responsibilities, resulting in potential monetary **damages**.

■ **Property managers beware:** All you need are *three* pairs of shoes: 1) a pair of dress shoes to wear for *that special romantic occasion, or for church*; 2) a comfortable pair of work shoes that *only fit you*; and, of course, 3) you need a pair of ECCO golf shoes to play golf in *but that's it!* Trust me, you do not want to "walk in another person's shoes." And if you are waiting for the "other person's shoe to drop," you won't have to wait long! They won't fit you and you will experience discomfort, pain, potential loss of income and job, and awfully smelly feet! ▲