

# LANDLADY'S RULE

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A mistake I made 9 years earlier got me in to the caught between 'a rock and a hard place' position <https://www.lushstories.com/stories/spanking/landladys-rule.aspx> My name is John Marples, I am single and 31st old. It all really began 9 years earlier when I was a high flier at quite a big company, I had a secretary then called Janice. She was only 18 and during that time I must admit treated quite badly. However, I didn't care because I was doing very well in my role as a Sales Account Manager, and, I knew I would be promoted to our head office which was in another city. Sure enough it was not long before I got my promotion and I left the regional office heading for glory at our London Head Office or so I thought..... Nine years later recession hits and I find myself back at my old regional office in a much more junior position and Janice my old secretary is now head of accounts which means that she was now my superior. My move back to the regional office was a very sudden affair. Not only did I have a new job, I had nowhere to live. Janice, my new 'boss', was aware of my situation and arranged lodgings for me, paid as part of my new much lower salary package. It was clear that Janice had held a grudge and took pleasure in informing me that, if she was given any reason to fire me she would do it without hesitation. She gave details of my new address and told me to report to my new lodgings after my first day at work. My head was spinning as I knocked on my new landlady's door. A lady in her mid-forties answered the door, "oh you must be John." "Yes," I replied. "I am Mrs Jackson, come in and we will get you settled," she said. After following my new landlady into her kitchen she went on to explain that she lived alone with her two daughters, Gail 16 and Lucy 18. She told me that I was her first ever boarder and that she was renting a room to help with her finances. She went on to explain she had two strict rules. First, she expected her rent on time! no excuses and second, I had to take care of the laundry duties for the entire house every other week, with my landlady doing the other weeks washing on an alternate basis. In my position I had no other alternative but to agree to the rules of the house as they seemed to be pretty fair. Everything was okay for the next 4 weeks until one evening arriving back from work, my landlady told me she needed to see me. I followed as she led me in to her sitting room. "John, first your rent is not in my account and thus it is late and second the laundry has not been done and it was your turn," she said. I started to explain that I had forgotten the laundry and I would sort out the rent with my 'boss', but she stopped me and said, "in this house if you transgress you get punished, now get those pants off and get over my knee!" "What, I'm a grown man you can't spank me", I said. "It's either take your spanking or get out of my house." I quickly realised the terrible situation I was in, if I was thrown out of the house, not only would I have nowhere to live, but I would also have to explain to 'Janice' my new boss, I'd been asked to leave my lodgings, not something I wanted to go through. Then I thought how bad could a one off spanking from a woman be. I decided to accept the situation and get it over with. Mrs Jackson moved a chair to the centre of the room sat down and patted her lap. "Come on then," she snapped. I moved to stand in front of her and unbuckled my belt, my trousers fell to the floor around my ankles and I shuffled and draped myself over her knee. I could feel my face growing red as my hands landed on the carpet, just then Mrs Jackson lifted her knee sending me further over on to the floor, then before I could do anything she pulled my underpants right down. I was now naked from the waist down, bottom on show dangling over my landlady's knee waiting to be spanked! "10 minutes spanking for the rent being late and 10 minutes spanking for not doing the laundry," said my landlady, "and you better thank me for this afterwards," she added. Smack, smack, smack, the blows rained down on my behind one after the other. For anyone who has not been spanked recently let me assure you it hurts! Smack, smack and more pain, it seemed to go on forever until the stinging turned to more of a heat glow on my behind. It was then I started to become aware of my growing erection. It was either the erotic nature of the situation or the rubbing of my Genitals against my

landlady's skirted thighs, all I knew was, I was in pain and I had a hard on. My Landlady was breathing heavier and the smacks were slowing when she suddenly stopped. "That's the first 10 minutes," she said. "Now get up and take that shirt off and kick your pants and underpants off, they're getting in my way." I got up and did as I was told kicking my clothing to the side of the room. I was now standing completely naked rubbing my backside with a ragging erection sticking out in front of me. Mrs Jackson was grinning at my predicament, staring at my cock she reached forward and took hold of it, she then looked up at me and said, "your not supposed to be enjoying this little boy, I think my slipper will help you concentrate." "Now before you go back over my knee have you anything to say" Remembering what My Landlady had said earlier I blurted out, "Thanking you for punishing me Mrs Jackson." My landlady beamed another grin and said "good little boy, now over you go." My landlady positioned me again and then leaned over me to get hold of her slipper. I was sure I heard a noise behind me and tried to look up but my landlady pushed my head back down and said, "stay there and do not move until I tell you". "Now for the slipper," and with that I felt the first thwack on my already sore backside. The pain with the slipper was far worse than with the hand and I soon found myself almost sobbing and begging her to stop. "no more," I cried. "Another 5 minutes left and then it will be all over," she replied. Sure enough 5 minutes later the blows came to an end and the pressure from my landlady was lifted from my back. As I struggled to get to my feet I became aware my erection had ebbed away a little during the punishment from the slipper. I stood up fully, rubbing my bum, eyes blurred from the tears and got the biggest shock ever. There was my landlady grinning with arms folded sat in the chair with her two daughters Gail and Lucy stood beside her with a slipper in each hand! When I tried to cover myself up from all their gazes, My Landlady said "oh no! arms by your side or do you want some more punishment," "in this house all those wronged get to chastise the wrongdoer." Not wanting anymore spanking I slowly put my arms by my side. When Gail and Lucy saw my cock rising again they both burst out laughing. "That's enough now," said My Landlady. "John, why don't you say what needs to be said then you can go to your room." As quick as I could, I said, "Thank you for punishing me Mrs Jackson." Gail and Lucy chuckled again. "I didn't slipper you, Lucy and Gail did, you should be thanking them," my landlady merrily pointed out. This was so embarrassing not only had I a 31 year old man, just been spanked with a slipper by a sixteen and eighteen year old girls whilst naked lying over their mothers lap, but now I had to stand in front of them, me totally naked with a ragging erection, them both fully clothed and I had to thank them each for spanking me. I moved a little closer to them and muttered "thank you for punishing me Lucy, thank you for punishing me Gail." "You better be a good boy and do as you are told from now on," said Lucy. With that Lucy reached toward me and slapped my behind with the slipper again. Gail giggled at this, but my landlady said "that's enough now, John you can go up to your room but, before you put any clothes back on you can go in to the kitchen and do all the laundry you forgot to do. I made my haste from the room but Lucy and Gail followed me laughing and teasing me and even slapping my sore behind until I finally bundled all the washing in to the machine and got safely back to my room

## Part 2

I was awoken by a loud knock on my bedroom door, and a shout from my landlady, "get up John you're late!". I reached over and glanced at my watch, I was late!. I quickly threw my dressing gown on and headed for the bathroom, luckily no one was in, so as fast as possible I showered and returned to my room to get dressed only then did I realise I had no underwear. Then it dawned on me because I was late doing the laundry all my boxer shorts must be in the laundry room. No problem I thought I'd go downstairs and get a pair. As I entered the kitchen Lucy and Gail were eating their breakfasts and their mother was at the sink. The girls both grinned at me as I breezed past them and in to the utility room. "God no!" I said, louder than I really wanted to. "What's the matter?" enquired my landlady. "All my clothes are still wet and I don't have any dry underwear," I said, as I wandered back in to the kitchen.

"I'll just have to wear 'no boxers' today," and started to go back to my room. "Oh no!" said my landlady, "no underwear is disgusting and you can't wear wet clothes, so... Lucy go upstairs and get a pair of your pants just for today," added my landlady. Before I could say "No, no, no!," Lucy had hurtled past me to get a pair of her pants and within a minute she was back in the kitchen proudly holding up a pair of her most revealing briefs smirking like crazy. "Come along try them John, your late as it is and I want my rent," announced my landlady. Lucy threw me the briefs and with a feeling of dejection and surrender let my dressing gown fall to the floor, I stepped in to Lucy's knickers and pulled them on. I could only imagine how ridiculous I must have looked as my cock began to twitch wearing just a pair of girl's pants. Lucy, Gail and their mother burst out laughing. "He looks so pretty," Gail said excitedly. My landlady gathered herself and said, "enough of this, John you better get dressed and off to work but, don't even think of disobeying me and taking those pants off because I will check to see if your still wearing them when you return this evening." "You know what will happen if you do," she added. After the previous night, I knew only too well what would happen so I resigned myself to wearing them, I didn't want another spanking. On the way to work I went over in my mind how I was going to read the riot act to Janice about my missing rent. I arrived at work 10 minutes late but as soon as I was settled I rang through to Janice's office to demand a meeting. "I want to see Janice," I barked down the Line. "This is Vicky Ms Banks assistant, Ms Banks is not available until then," said the person who answered. "Right Vicky 11 am it is then!" I bellowed. And with that I slammed down the receiver. Right on the stroke of 11, I entered the outer office of the finance department, there sitting at a desk was a girl of about eighteen with a sly grin on her face. Before I could utter a word she spoke, "I'm Vicky, you must be John, Ms Banks said you could go right in." With that I strolled in to Janice's office and closed the door behind me. Janice was sat her desk head in her papers, she did not even acknowledge my presence. "Right what the hell is going on my landlady tells me the rent you we're supposed to send has not arrived and now I've got problems!" Janice slowly lifted her head from her desk and said in slow steady tone, "Vicky my assistant has already confirmed to me the deposit for your rent was made on time." "Well she's a liar!" I responded. Janice got up from her desk walked round to the front, she then leaned back and pressed her intercom. "Vicky would you mind stepping in here for a moment I need a witness." Witness? I thought. "Sit down" said Janice firmly, now leaning against her desk. I sat down and waited for Vicky to enter the inner office and stand next to Janice before Janice spoke again. "I want to thank you John, for finally giving me all the ammunition I need to terminate your employment. Not fully realising what was happening but in a much more humble tone, "terminated for what?" I said. "Number one, You have been rude to both Vicky and I, number two, you we're late for work this morning and third you've just called Vicky a liar." "It's 3 strikes and your out!, in fact I have your termination papers on my desk," said Janice in a triumphant manner. The situation had suddenly changed and I quickly summed up the position I could be out of a job with no where to live and no money, I had to do something.....anything! "Please isn't there anything that can be done, I didn't mean what I said, please I'll do anything," I pleaded. "Well you have obviously upset Vicky and you have behaved disrespectfully to me.....still if your prepared to be reprimanded here and now I suppose I could shelve your termination pending an improvement in your behavior," said Janice. "Yes, yes," I squeaked, "I'll accept areprimanded and I will improve". "Right John your reprimand will be in the form of a spanking and as it was Vicky you we're rude to first she can spank you first, so jacket and shirt off, pants down and over my desk," said Janice. "What!" I exclaimed. "Well, we can use the termination papers if you prefer?" said Janice. "No, alright" I mumbled back. I took off my jacket and shirt then unbuckled my trousers and let them fall to my ankles. "Look, he's a panty boy," giggled Vicky. Oh god I had forgotten I was wearing Lucy's panties. I could feel myself going red with embarrassment and at them same time, and I had no idea why, my cock started to swell and stain against the front of the tiny briefs I had on. "There very nice" said Janice sarcastically, "now over my desk John and I think 50 smacks are in order." "What do you think Vicky?" "Ooh yes" said Vicky, "and we don't need these in the way," She added, as she moved forward and yanked my panties right down.

Smack! smack! smack! my punishment had begun and my 26 year old boss and her 18 year old assistant were clearly enjoying my suffering and the power they had over me as they could barely contain their amusement. The spanking continued until Vicky suddenly stopped and said to Janice "I've lost count". "That's very naughty Vicky, we'll have to start again and this time John, you will have to count out loud," announced Janice. I was too defeated to even attempt to protest so, the tirade of smacks started again. Smack! "one," I said, smack! "two," I said. By the time I had counted to fifty and received the appropriate smacks, I was sobbing out the numbers. The punishment ended, I noticed my erection had subsided and Janice instructed me to stand up with my hands on my head. For a moment both of these gorgeous young women just stared at my groin and smiled. The tension was broken when Janice said, "right Vicky it was very remiss of you to forget to keep count, you can take John's place over my desk, now lift up your skirt and slip your panties down." Vicky obeyed Janice without question and suddenly I was staring at Vicky's lovely pert bottom waiting to be reddened. Wow! I thought, the situation was finally turning in my favour. "Take your place John," said Janice. I moved to the side of the desk taking up position, when Janice said with a raised voice, "oh no John, I think you have the wrong idea, this is about your punishment and your lack of respect." "You were quick to use your tongue on Vicky when you called her a liar! well tongues have other uses, so get licking and worship Vicky's arse!" I fell to my knees and as if in a trance moved forward and tentatively stuck out my tongue and began to lick Vicky's rear. Her bottom was warm and firm as I continued to worship as ordered, Vicky was now moaning with pleasure. "Vicky, open your arse cheeks, I want John's tongue deep in your anus," said Janice. Moments later I was rimming Vicky's 'little star' with all my lustre with what felt like, the biggest erection I had ever known raging between my legs. After about 20 minutes of oral attention on Vicky's bum, Janice panted, "enough John, it's my turn to be shown some respect." With that said she walked over to the couch at the side of her office, and flopped down throwing her legs out wide and pulled her skirt up to her waist. She looked magnificent, creamy white thighs above her black stockings, no knickers, just her glistening pussy lips above which was a neatly trimmed black triangle. "John get over here on your hands and knees and lick my pussy!" Janice commanded. I was between her legs in seconds gobbling and licking her musky wet pussy, it tasted divine and I lapped away following her instructions as she barked them out. "There that's it" or "slower, harder," said Janice directing me between her moans of pleasure, until she finally tensed up and gripped her knees to my head and shuddered to an almighty climax. At the same time without even touching my cock I came all over the carpeted floor of the office. Seconds later Janice composed herself and started to adjust her clothing she got up from the couch and noticed the pool of cum on the carpet. "Clean that up John" She ordered. "With what?" I asked. There was no tissue in the office. "Either your tongue or those panties you decide," replied Janice. I didn't fancy using my mouth so I picked up Lucy's panties from around my feet and scooped up the cum from the carpet, both Janice and Vicky were now fully straightened and attired, Vicky snatched the soiled panties from my hand and strolled out of the office declaring "these are no good now, I'll dispose of them. "John, get dressed and back to work and remember from now on you will do what ever Vicky and I tell you to do, and if we feel you need to be punished again you'll be back in my office for a spanking," said Janice looking down at my pathetic state. As fast as possible I dressed and headed for the door, I turned back totally broken and whispered, "Yes Janice, Thank you." "Good boy," said Janice.

### Part 3

At the end of the day I left the office to head back home. My mind still in turmoil from what had happened earlier in the day, I had been spanked by my female boss and her assistant and had to orally pleasure them both. Had what had happened actually happened! I decided to call at a bar on the way back to my landlady's house and have a stiff drink. I sat on my own and drank down a large Whisky, I now had a warm glow in my stomach to match the warm glow of my backside. Time to go I thought. I

used my key and entered the front door, straight away I could tell that the house was unusually quiet, maybe no one else was home, brilliant I thought, my optimism didn't last long as the silence was suddenly broken. "Oh, your home then," said Gail, the younger of my landlady's two daughters, as she descended the stairs ahead of me. "Mom is at the Mall and Lucy is at her dance class, so I have been told to check that you are still wearing my sister's knickers!" Gail now stood before me with her hands on her hips. She was very well developed young woman with a very sexy figure, however she was still only a week away from her seventeen birthday and even though she was wearing her sex school uniform of short pleated skirt, neat blouse and long white socks, I thought it best not to allow any attraction toward her flourish in my mind. "Gail, I'm sure your mum is just having a joke with you.....But don't worry you can tell your mom that I was still wearing them if you want, which of course I am, but there's no need to check, after all it's nonsense really." I said as I waltzed past her heading for my room. I was sure I could manipulate a sixteen year old! "Hold it right there," said Gail angrily. "My mom said if you gave me any trouble it would be the last night you spent in this house, get back here now and drop your trousers!" Gail added in the same irate tone. I was blown away by Gail's authoritative manner and found myself spinning back to obediently follow her command. I loosened my belt before I hesitated and squeaked out a final plea, "do we really need to do this Gail?" "Yes, what are you waiting for, it's not like I haven't seen everything you have already," Gail answered. She was of course totally accurate so without any more stalling I let my trousers fall to the floor." "Oh my god!" declared Gail, "no knickers, you're for it now." "Mom said you're to be punished if you didn't have my sister's pants on," added Gail. "Wait, I had a problem at work." "Listen can't we keep this between ourselves, teenagers could always use some extra money right?, how about 'fifty' and we don't say anything to your mom?" I asked. "Let me get this straight you've disobeyed my mom, lied to me, trying to bribe me and now you want me to lie to my mom?" said Gail in an inquiring tone. I couldn't argue with Gail's reasoning. "Sorry, It's just....well my backside is still sore and I don't think it could take another spanking, isn't there another punishment we could do?" I implored. Gail suddenly softened her expression, "Well I will have to think about it," said Gail, as she started to ponder. "First you will have to do anything I say, without question, and I think as I'm in charge you should call me Miss Gail." "I will Gail, I mean Miss Gail" I replied. "For starters, you can get the rest of your clothes off and wait there, I need to use the loo" added Gail, feeling very victorious. With that she turned and headed upstairs to the bathroom. I reckoned the best thing I could do was to comply with Gail's orders and slowly stripped off the rest of my clothes. I was soon totally naked feeling both helpless and ridiculous. Gail shouted down to me, "come up here to the bathroom John." What now I thought as I climbed the stairs and walked to rest outside the bathroom door, "Yes, Miss Gail" I said. "In here," shouted Gail through the closed door. I entered the bathroom to find Gail sitting on the toilet, her white panties were round her ankles and she'd gathered her little skirt up in her arms, even though she was hunched forward I could still see an awful lot of her beautiful creamy white thighs. Averting my eyes away from her gaze I meekly asked, "what is it?" "Can't you see idiot no toilet tissue! I don't see why I should have soiled panties when I've got you around," said Gail. It must have been clear from my expression that I clearly hadn't cottoned on to Gail's meaning, because she quickly added "You John, are going to use your lying tongue to dry my pussy, now get over here and kneel down in front of me" A little in shock and a little excited I watched as Gail lifted one of her legs to rest on the side of the bath and repositioned herself so her legs were wide open and she was leaning back to give me access to the area between her legs. She had the most gorgeous young pussy thin pink lips almost bare with whispers of light brown hair arching away from her clit, she obviously shaved from time to time. My cock again started to betray me and began to swell in earnest. I stepped forward and obediently knelt before the young 'goddess.' "Start at the bottom and keep your mouth open, you naughty boy" said Gail smirking from ear to ear. I did as ordered and probed as low as I could sticking my tongue in the crevasse of Gail's lower arse cheeks, keeping my mouth open as instructed. I could feel the warm droplets of urine as I lapped away at Gail's tender area. All of a sudden Gail gave a little shudder and a tiny dribble of

piss dropped in to my mouth. I was about to cough and spit it out when Gail giggled, "oops, sorry about that," "drink all down it's all part of your punishment," she added mockingly. I did as I was told and soon the taste of Gail's lovely sex had replaced the bitter taste of her pee. I had not been told to stop so I continued paying all my attention to Gails clit and pussy lips. Gail was now moaning her approval and in a husky voice said, "that's it don't stop, keep licking, oh god yes.....yes!" After ten more minutes of worshiping between Gails legs she gripped her thighs to my head and thrust herself to my mouth before she came with an almighty scream, "oh fuck...fuck!" she said. It was now time to taste Gail's fresh cum and I gulped down all she had to offer. Gail caught her breath and pushed me back on my knees, I had another 'personal bestrecord' erection raging ahead of me. Gail looked into my face and smiled before saying, "That was awesome, looks like I've got my own personal pussy licker." Gail stoodupand bent over the toilet to press the flush, her firm white bum was now inches away from my nose and mouth. Instinctively I leaned forward held her arse cheeks open with my hands and started to lick Gail's rose pink anus. Gail let out a responsive sigh before pushing me away with her bottom. "We haven't got time for that now you greedy little boy," she said sarcastically. Gail pulled up her panties and straightened her skirt. "Turn round and bend over, I will decide whether your arse can take another spanking," Gail commanded. I reluctantly turned and leaned over the bath for Gail's inspection. "No it won't do, I admit it's still a little red but, ifmom was to check she would Know you hadn't just been spanked and I'm not getting in to trouble for you so, we're going to have to add some more colour, follow me to my bedroom you naughty little boy," continued Gail. 'Little' I thought, I was 5' 11 and thirty-one years old, my tormentor was 5' 3, if that, slim and just shy of seventeen. How could she call me little! I followed Gail like a puppy in to her room. Gail took up a very business like manner and sat on the edge of her bed picking up one of her slippers on the way. I was instructed to lay over her lap with my head almost touching the carpet. "I going to spank you until I think your arse is red enough or my arm gets tied and you John, you will thank me for every slap," announced Gail. I garbled out my agreement and the punishment began, smack!, "thank you Miss Gail, smack!, thank you Miss Gail. The beating continued and the pain in my rear started to become unbearable, I had already received two beatings in the last 24 hours and was now having a third. Gail certainly new how to spank, and tears were now streaming down my face. My mind was racing through the pain, it was all so cereal, I had just acted like a sex slave for the pleasure of a sixteen year old collage student and was now allowing her to spank me naked over her lap! "There that's lovely and red now mom will be pleased, you can get up now," said Gail, as my punishment came to a thankful end. I stood up and started to tenderly rub my sore behind, my cock was still hard. Gail burst in to laughter, "I'm going to love this," she said to herself. She leaned forward and slowly caressed my cock which responded to her touch. "I may even have a use for this, but not today," said Gail as she leaned back on her bed. "Right ground rules, today is Thursday and every Thursday night mom goes to the Mall and Lucy goes to dance classes, so from now on you will be my secret plaything every Thursday evening, and you will do everything I tell you without question or, I will tell my mom you tried to have your way with me and she will probably call the police." "I will tell mom you 'did' have Lucy's panties on when you came home and I took them off you, she will never know the difference. " So, do you agree to my rulesJohn?" added Gail. I was now getting used to surrendering myself to young females and nodded my compliance. "Oh good," said Gail with girlie glee in her voice. "You better get your clothes from downstairs and go to your room mom will be back in thirty minutes and if she sees your bottom she will know I had to spank you". "Yes, Mistress," I said resigned to my fate. "Ooh, 'Mistress' I like that," said Gail. "Now, off you go."

#### Part 4

"Hello John," said my landlady as she sat on the edge of my bed. I was laid on my bed face down and still naked, after all that had happened making an attempt to cover myself seemed a little redundant. "Ineed to talk to you John,my mother will be coming to stay in the morning and I will be having a

couple of guests for drinks and nibbles tomorrow evening. My mother is 'old school' and quite a stickler for tradition and discipline. On her previous visits one of the girls would act as waitress for the evening and attend to the guests, latterly it has been Gail's responsibility, but with you owing me money I don't feel I can call on Gail to wait on everyone when really I should make you do it," said my Landlady. "Serve a few drinks....I suppose I can do that," I replied. "Lovely....still you could hardly refuse could you?," my landlady said inquiringly. "Oh! I have some cream for your rear," she added, and that said she produced a small jar, she scooped some of the white contents in to her hand and started to caress my buttocks with the soothing cream. I moaned with pleasure as the cooling cream refreshed my skin. After 10 minutes of her heavenly touch she stopped and rose from the bed, "Did you find that pleasing John?" asked my landlady. "very much so," I answered. "Good, then I think it's only fair that you return the favour and please me," said my landlady, who then lifted her skirt and positioned herself at the top of my bed with her back against the headboard. She opened her white thighs to reveal her pussy in all its glory. My Landlady's pussy had large swollen lip's that glistened with wetness and her mound was covered in bushy brown hair. I knew exactly what was required and lowered my mouth to meet her now dripping pussy. I lapped gently with my tongue before nibbling and tickling her clit and pretty soon my Landlady was thrusting against my face, I changed to long firm strokes with my tongue and 5 minutes later my Landlady shivered and ground out a mighty orgasm. "Well that was very nice John", said my Landlady. She said goodnight and left me to my thoughts and what thoughts! I'd been spanked on my bare bottom 3 times by 3 different females and orally pleased 4 different pussies in the last 12 hours! The following morning I made a conscious effort to leave the house before I had any more problems. Friday at work past without 'incident', until 2 minutes to 5 o'clock that is, I got an internal call from Janice summoning me to her office. Although my backside was recovering nicely I gulped at the thought of being spanked again so I pondered the reason Janice had sent for me, I couldn't think of anything I'd done wrong!. When I reached Janice's office everyone had gone home or were in the process of leaving, even the cleaners had arrived and were dusting the outer office. I knocked on the door. "Come in", said Janice. I entered the office and closed the door behind me. "I'll get straight to the point John, you just don't learn do you?, I said no more transgressions and what happens today," said Janice rhetorically. "Your supervisor tell's me you were late sending an e-mail for one of our most valuable Accounts, it could have cost this Company thousands if they cancelled their business", she continued. "I don't want any excuses, you should know the drill by now." "Strip!," Janice barked. I knew I was a little late in sending the e-mail but surely it did not cause that much concern, still the glare on Janice's face had me removing all my clothes in double quick fashion and soon I was once again stark naked and vulnerable at the whim of my former secretary! Janice stood up and dragged her office chair around to the front of her desk and seated herself. "right you naughty boy get over my lap," said Janice before breaking her stern expression and giving a little giggle. I obeyed Janice and draped myself over her slim stockinged thighs, in an effort to curtail the harshness of my imminent spanking I mumbled a respectful "Yes, mistress". "Ooh, that sounds most appropriate, I suppose I am your mistress, and now your mistress is going to spank you and I want to hear you thank me for every smack", said Janice, again with levity in her voice. Smack!, "thank you mistress," smack!, again I thanked my twenty-seven year old boss for reddening my bottom. After about 15 slap's from Janice her rhythm was interrupted by someone knocking and entering the office. "Okay to start clean in here Senorita Banks," enquired a voice with a heavy Spanish accent. Oh my god! it was one of the office cleaners! Janice hunched forward putting her full weight on my back, I wasn't going anywhere even if I wanted to. "Yes its alright don't be alarmed Rosa I'm just punishing this naughty boy, in fact have you got anything on your trolley to make his bottom smart a bit more my hand is starting to ache?", asked Janice. From the most embarrassing position I glanced up at Rosa the Hispanic cleaner and watched her expression change from shock to glee. "Si, Senorita Banks I have just the thing," said Rosa as she turned and left the office. My embarrassment level had reached epic proportions and my face felt as red as my bum when the middle aged cleaner came back in to the office

waving a feather duster with a long cane handle. "This okay, yes?," said Rosa. "Perfect," replied Janice, and took the caned duster from Rosa's grasp and proceeded to beat my arse with the caned handle. God! it hurt far more than her hand and soon I found myself sobbing out the words 'thank you mistress' after every smack of the cane. Just then Janice's cell phone started to ring. "Get up a moment John," said Janice who proceeded to answer the cell. I got up and started to caress my sore buttocks. I suddenly became aware of Rosa's grinning face staring at my exposed hard cock, I tried to cup my hands around my genitals until Janice ended her call and commanded me to put my hands by my side to the obvious delight of Rosa. Janice turned to face Rosa and said, "unfortunately I have to go, Rosa would you do me a favour and finish John's punishment?" "No problemo," said Rosa excitedly. "What!...no no," I interceded. "You John, will do exactly what Rosa tells you to do without exception or you will be terminated forthwith. You will also offer her the same respect you show me, for the time being she will be your temporary mistress do you understand!," barked Janice. "Yes, mistress Janice," I said in a very demure manner. Rosa giggled with delight. "Now, Rosa you can use my chair, another 10 minutes of spanking is in order or whatever you think he deserves it's up to you, and after the punishment I usually make him pleasure me with his tongue, so feel free to use him as you wish up until 6.30pm when you can let him go home." With that Janice gathered her belongings and waltzed out of her office chuckling as she went. Rosa was nothing like Janice, about forty-five, she was short, slightly overweight with short wavy black hair, she was not very attractive but I was still fully erect! feeling totally humiliated I laid over Rosa's chubby olive colored thighs as instructed. Rosa threw the cane down that Janice had returned to her and said "I don't need no cane for you my bad little gringo." Rosa started to smack my bottom with heavy solid blows, smack! smack! smack! I hardly had enough time to scream out 'thank you mistress Rosa' between the thwacks on my behind. Before the spanking had come to an end I was kicking my legs and tears were actually running down my cheeks. Finally Rosa stopped but instead of letting me up I could feel her stubby finger being pushed inside my arse. "You Like?," said Rosa in a husky voice, she was now sweaty and out of breath. I certainly did not 'like' but I did not want any more spanking so I stayed still and squealed a little at my discomfort as she continued to penetrate my anus. Rosa removed her finger and rolled me off her lap on to the floor, she reached down and grabbed my hard penis and gave it a couple of rubs and smiling looked in to my eyes and said "si, I think you like mucho." Rosa stood up and moved over to the office couch turned hoisted up her skirt to reveal a pair of white dishevelled looking cotton panties with one hand she yanked them down to her ankles and stepped out of them, Rosa then fell back in to the couch and opened her legs. "Crawl over here little pig and lick your mistress." I struggled on to all fours, my backside still stinging and crawled to kneel at Rosa's feet, I could smell her pussy the odour was not fresh and pleasant, it was musky, sweaty and dirty. I hesitated a little then realised I had no alternative and put my head between Rosa's thighs and caressed her clit with my tongue, Rosa responded and opened her thighs a little more. Rosa's pussy was partly shaven and had a black stripe of hair above her clit, caught up in the moment I plunged my tongue deep inside her. "No so quick, slow, slow," breathed Rosa, who then pushed my forehead back, Rosa then moved forward down the couch and leaned back spreading her legs to expose her extended arse cheeks. "You lick my sweaty arse," said Rosa, then laughed a little. Just as I was accepting the situation and now this, I thought, I felt a little disgusted but again reluctantly complied with my temporary mistress's demand. My tongue met Rosa's anus and I heaved a little at the scent of her bum hole, but soon I was lapping away. She made me lick along the full length of her crack and rim her anus until she finally after 5 or so minutes let me get back to pleasuring her pussy. This time she let me plunge in and out with my tongue. I changed position and now paid all my attention to her clit soon she was writhing and bucking, and very soon as I started to nibble on her clit came heavily spraying her juices in to my mouth and over my face. My face was drenched in Rosa's cum and sweat as I leaned back on my ankles to catch my breath. Rosa looked totally wrecked, her clothes and hair were a mess and her sandals had fallen off her feet. Rosa gathered herself and re-positioned herself on the couch, she smiled down at me and nodded in the direction of my cock and



said, "now, you go." Rosa, realising I had not understood, added, "stay there and make your cock cum with hand". With pre-cum dripping from my cock I didn't need telling twice and vigorously started to rub my dick. It didn't long for me to reach the point of no return, shacking and with a huge release of breath I exploded my hot cum. Without knowing it my entire load had landed on Rosa's bare foot and ankle. I was both relieved and drained, I looked down at the sticky mess on my mistress's bare foot and then up to meet Rosa's dark brown eyes, she started to grin broadly from ear to ear, she leaned back and gradually brought her soiled foot up to meet my lips and ordered me to lick it clean. What could I do I thought, refuse and keep what little dignity I had left and lose my job, my home everything or lick up my own sperm. I simply didn't have a choice. I steadied Rosa's foot with my hand and slowly cleaned off the dribbles of cum. Rosa's started to giggle again when my tongue licked between her salty toes, she was clearly relishing every bit of my humiliation. When the task was completed Rosa pushed my face back with her foot and rose from the couch, she ignored me and put her briefs and sandals back on and straightened her skirt. Before leaving Rosa turned and said, "is time, you can go now, but first what do say?." I staggered to my feet still naked and shuffled over to my fully clothed mistress, I knew what she wanted and with arms by my side, my cock exposed and losing its hardness I verbally thanked the office cleaner for spanking and degrading me. Rosa slapped my cock with her hand and said, "bueno, adios, you naughty, naughty," and left me alone in the office. I got dressed and hurried to the staff bathroom to wash up as best I could. Suddenly I realised I was now late to get back to my Landlady's house and serve the drinks for her dinner party..."when will it all end," I said to myself