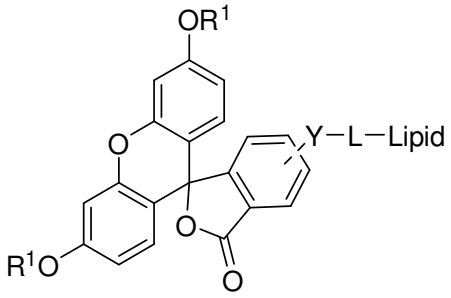
We claim:

1. A compound of Formula (I):



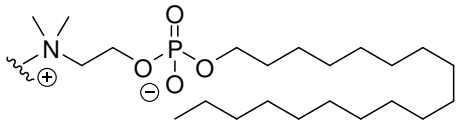
wherein:

R^1 is independently H, or a protecting group that is deprotected in tumor extracellular matrix;

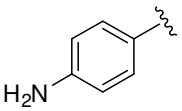
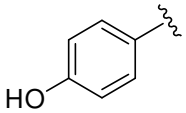
Y is absent;

L is a linker; and

Lipid is a cancer-cell targeting lipid that is



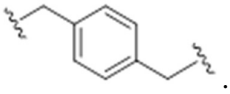
; and

at least one R^1 is a protecting group that is a reactive oxygen species (ROS)-cleavable group that is  or  ;

or a pharmaceutically acceptable salt thereof.

2. The compound of claim 1, wherein L is an ultraviolet (UV)-active linker.

3. The compound of claim 1 or claim 2, wherein L is a chromophore.

4. The compound of any one of claims 1-3, wherein L is  .

5. Use of a pharmaceutical composition in the manufacture of a medicament for treating cancer in a subject undergoing CAR-T cell therapy comprising a compound of any one of claims 1-4, and a pharmaceutical acceptable carrier.

6. Use of a therapeutically effective amount of a compound of any one of claims 1-4, or a pharmaceutical composition thereof, in the manufacture of a medicament for treating cancer in a subject undergoing CAR-T cell therapy.

7. A method of making the compound of any one of claims 1-4 comprising:

reacting a lipid with FITC and a base in a solvent.

8. The method of claim 7, wherein the base is potassium carbonate.

9. The method of claim 7 or claim 8, wherein the solvent is chloroform.

10. A method of making a masked conjugate comprising the compound of any one of claims 1-4 comprising:

reacting a lipid-FITC with a protecting group and a base in a solvent.

11. The method of claim 10, wherein the base is N, N-diisopropylethylamine (DIEA).

12. The method of claim 10 or 11, wherein the solvent is chloroform-DMSO (2:1).