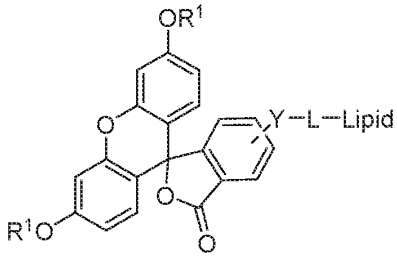
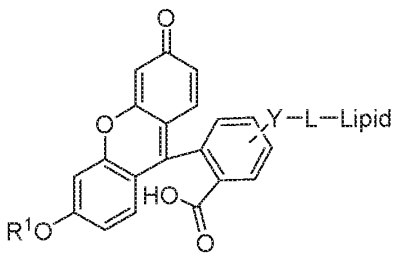
We claim:

1. A compound of Formula (I) or (II):




(I)




(II)

wherein:

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

Y is absent, -N(H)C(S)N(H)-, -N(H)C(O)N(H)-, -N(H)C(O)-, -N(H)C(S)-, -C(O)-N(H)-, -C(S)N(H)-, -C(O)O-, -N(H)-, -S(O)N(H)-, $-S(O)_2N(H)-$, $-S(O)_3-$, $-P(O)_2N(H)-$, or $-P(O)_3-$;

L is a linker; and

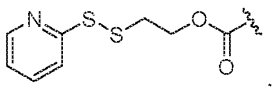
Lipid is a cancer-cell targeting lipid; and

at least one $R^1$ is a protecting group;

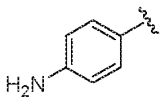
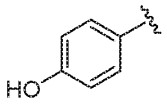
or a pharmaceutically acceptable salt thereof.

2. The compound of claim 1, wherein both $R^1$ are protecting groups, which can be the same or different.

3. The compound of claim 1, wherein the protecting group is a reactive oxygen species (ROS)-cleavable group.

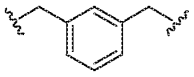
4. The compound of claim 1, wherein the protecting group is 

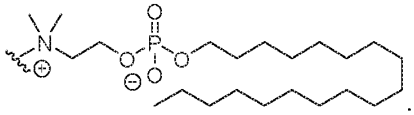
.

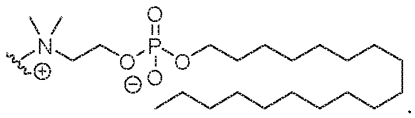
5. The compound of claim 1, wherein the protecting group is  or  .

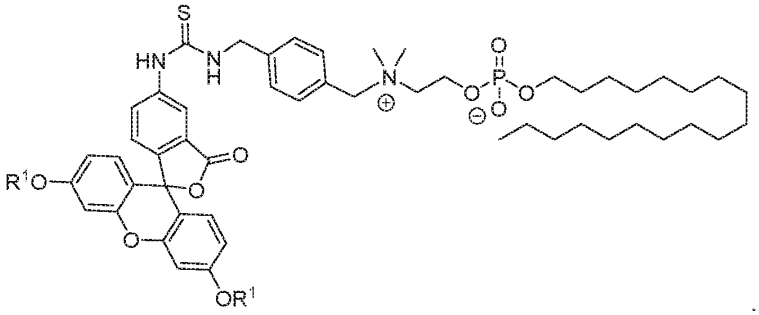
6. The compound of claim 1, wherein L is an ultraviolet (UV)-active linker.

7. The compound of claim 1, wherein L is a chromophore.

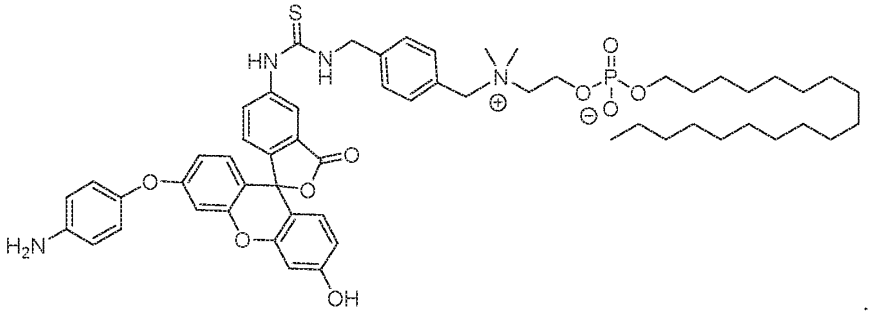
8. The compound of any one of claims 1-7, wherein L is  .

9. The compound of any one of claims 1-7, wherein Lipid is  .

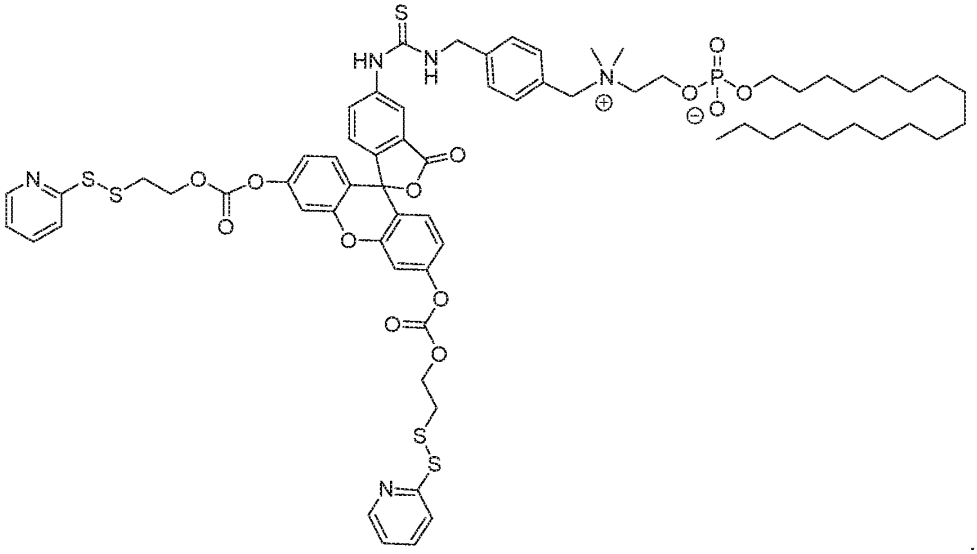
10. The compound of claim 8, wherein Lipid is  .

11. The compound of claim 1, wherein the compound is  .

12. The compound of claim 1, wherein the compound is



13. The compound of claim 1, wherein the compound is



14. A pharmaceutical composition comprising a compound of any one of claims 1-7, and a pharmaceutical acceptable carrier.

15. A pharmaceutical composition comprising a compound of any one of claims 1-7, and a pharmaceutical acceptable carrier.

16. A pharmaceutical composition comprising a compound of claim 8, and a pharmaceutical acceptable carrier.

17. A pharmaceutical composition comprising a compound of 9, and a pharmaceutical acceptable carrier.

18. A pharmaceutical composition comprising a compound of 10, and a pharmaceutical acceptable carrier.

19. A pharmaceutical composition comprising a compound of any one of claims 11-13, and a pharmaceutical acceptable carrier.

20. A method of treating cancer in a subject suffering therefrom, comprising administering to the subject a therapeutically effective amount of a compound of any one of claims 1-7, or a pharmaceutical composition thereof, whereupon the subject is treated for cancer.

21. A method of treating cancer in a subject suffering therefrom, comprising administering to the subject a therapeutically effective amount of a compound of claim 8, or a pharmaceutical composition thereof, whereupon the subject is treated for cancer.

22. A method of treating cancer in a subject suffering therefrom, comprising administering to the subject a therapeutically effective amount of a compound of claim 9, or a pharmaceutical composition thereof, whereupon the subject is treated for cancer.

23. A method of treating cancer in a subject suffering therefrom, comprising administering to the subject a therapeutically effective amount of a compound of claim 10, or a pharmaceutical composition thereof, whereupon the subject is treated for cancer.

24. A method of treating cancer in a subject suffering therefrom, comprising administering to the subject a therapeutically effective amount of a compound of any one of claims 11-13, or a pharmaceutical composition thereof, whereupon the subject is treated for cancer.

25. A method of making a lipid-FITC (fluorescein isothiocyanate) comprising:
reacting a lipid with FITC and a base in a solvent.

26. The method of claim 25, wherein the base is potassium carbonate, sodium carbonate, trialkylamine, pyridine, dimethylaminopyridine, potassium hydroxide, sodium hydroxide, or a combination thereof.

27. The method of claim 25, wherein the base is potassium carbonate.

28. The method of claim 25, wherein the solvent is chloroform, tetrahydrofuran, carbon tetrachloride, dichloromethane, dimethyl sulfoxide, dimethyl formamide, acetonitrile, pyridine, water, or any combination thereof.

29. The method of claim 25, wherein the solvent is chloroform.

30. A method of making a masked lipid-FITC (fluorescein isothiocyanate) comprising:
reacting a lipid-FITC with a protecting group and a base in a solvent.

31. The method of claim 30, wherein the base is N, N-diisopropylethylamine (DIEA).

32. The method of claim 30 or 31, wherein the solvent is chloroform-DMSO (2:1).

33. A method of making a FITC-PLE with heterogeneous protecting groups comprising:

i) conjugating a lipid to aminobenzyl bromide to produce the quaternary ammonium intermediate, ii) coupling of the intermediate to fluorescein isothiocyanate to produce a xylene-based FL-PLE and iii) optionally protecting a Pro-FL-PLE.

34. The method of claim 33, wherein the base is potassium carbonate.

35. The method of claim 33, wherein the base is pyridine.

36. The method of claim 33, wherein the solvent is chloroform.

37. The method of claim 33, wherein the solvent and base are pyridine.