FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

mington, D.C. 20049	OMB APPROVAL

	OMB Number:	3235-0287
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934

1. Name and Address of Reporting Person* <u>LORBER HOWARD M</u>					2.									Relationship of Reporting Person(s) to Issuer (Check all applicable) X Director 10% Owner						
	(Last) (First) (Middle) C/O VECTOR GROUP LTD 100 S.E. SECOND STREET				3. Date of Earliest Transaction (Month/Day/Year) 06/21/2004									Officer (give title below) President and		Other (specify below)				
(Street) MIAMI	F	L	33131				Line) X Form fi										oint/Group Filing (Check Applicable led by One Reporting Person led by More than One Reporting			
(City)	(S	tate)	(Zip)	on-Der	ivativ	Ve Se		ities Ac	auirea	l Di	ennsed r	of or Re	nefici	الدا	Owned					
1. Title of Security (Instr. 3)		2. Transaction Date (Month/Day/Yea		on 2A. Deemed Execution Date,		3. Transaction Code (Instr.		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 au		d (A) or	5. Amount of Securities Beneficially Owned Follow		,	Form: D (D) or In		7. Nature of ndirect Beneficial Ownership				
									Code	V Amount		(A) or (D)	Price		Reported Transaction(s) (Instr. 3 and 4)				(Instr. 4)	
Common	Stock			06/23	1/2004	4			М		638,139) A	\$7.	64	1,733,4	490	I(1)	By Lorber Epsilon 1999 Limited Partnership	
Common	Stock			06/2:	1/2004	4			J ⁽²⁾		100,000) D	\$(0	1,633,4	190	I	[By Lorber Epsilon 1999 Limited Partnership	
Common	Stock			06/21	1/2004	4			J ⁽²⁾		100,000) A	\$(0	1,733,4	190	1	I	By Lorber Epsilon 1999 Limited Partnership	
Common Stock 00			06/21	1/2004	2004			F(3)		302,819) D	\$16	5.1	1,430,6	671 I		4)	By Lorber Epsilon 1999 Limited Partnership		
			Table II								oosed of, converti				Owned					
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemo Execution if any (Month/Da	ed Date,	I 4. Date, Transa Code (I		5. Number of Derivative		6. Date Exerci Expiration Da (Month/Day/Y		isable and te	7. Title and Amo of Securities Underlying Derivative Secur (Instr. 3 and 4)		ınt	Derivative Security (Instr. 5)	9. Num derivat Securit Benefic Owned Follow Report	ive ties cially l ing ed	10. Ownersl Form: Direct (I or Indire (I) (Instr.	Beneficial Ownership ect (Instr. 4)	
					Code	v	(A)	(D)	Date Exercisa	able	Expiration Date	Title	Amou or Numb of Sha	er	- Iran: (Inst		saction(s) 7. 4)			
Employee Stock Option (right to buy)	yee \$7.64 06/21/2004 M		M			638,139			07/20/2008	Common Stock	638,1	139	\$7.64		0 D					

- 1. Represents 638,139 shares owned directly by Mr. Lorber and 1,095,351 shares owned by Lorber Epsilon 1999 Limited Partnership, a Delaware limited partnership. Lorber Epsilon 1999 LLC, a Delaware limited liability company, is the general partner of Lorber Epsilon 1999 Limited Partnership. Lorber Alpha II Limited Partnership, a Nevada limited partnership, is the sole member of, and Mr. Lorber is the manager of, Lorber Epsilon 1999 LLC. Lorber Alpha II, Inc., a Nevada corporation, is the general partner of Lorber Alpha II, Limited Partnership. Mr. Lorber is a director, officer and controlling shareholder of Lorber Alpha II,
- 2. Represents a transfer from Mr. Lorber to Lorber Epsilon 1999 Limited Partnership.
- 3. Delivery of 302,819 shares by Mr. Lorber in payment of exercise price in connection with exercise of 638,139 employee stock options on 6/21/04.
- 4. Represents 235,320 shares owned directly by Mr. Lorber and 1,195,351 owned by Lorber Epsilon 1999 Limited Partnership.

/s/ Howard M. Lorber

06/22/2004

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.