FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

TATEMENT	OF CHANGES	IN BENEFICIAL	OWNERSHIP

	OMB APPRO	DVAL					
	OMB Number:	3235-0287					
l	Estimated average burden						
	hours per response:	0.5					

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 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person * HARRIS WALTER L					2. Issuer Name and Ticker or Trading Symbol 5. Relationship of Reporting Person(s) to Issuer (Check all applicable)										uer				
HARK.	<u> 15 WALI</u>	<u>ER L</u>							[-]					X	Directo	or		10% Ov	vner
(Last) 28 EAST	`	irst) REET, 14TH FLI	(Middle)		3. Date of Earliest Transaction (Month/Day/Year) 12/13/2016									Officer (give title below)			Other (specify below)		
(Street) NEW YO	eet) ZW YORK NY 10016				4. If Amendment, Date of Original Filed (Month/Day/Year)								5. Individual or Joint/Group Filing (Check Applicable Line) X Form filed by One Reporting Person Form filed by More than One Reporting						
(City)	(S	tate)	(Zip)		Person														
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned																			
1. Title of Security (Instr. 3) 2. Transa Date (Month/D				ate	Execution Date,			Code (I	Transaction Code (Instr. 3, 5) Disposed Of (D) (Instr. 3, 5)		str. 3, 4 a	Securiti Benefic Owned Reporte		es Forr ially (D) o Following (I) (II		n: Direct or Indirect nstr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
										V	Amount	nt (A) or (D)		е	Transac (Instr. 3				
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)																			
1. Title of Derivative Security (Instr. 3) 2. Conversion Date Date (Month/Day/Year) 3. Transaction Date Execution Date, if any (Month/Day/Year)				Co	ransaction of Deriv) Secu Acqu (A) o Disp of (D (Insti		of Ex		Expiration	5. Date Exercisable and Expiration Date Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		Di Si (li	Price of erivative ecurity nstr. 5)	9. Number derivative Securities Beneficial Owned Following Reported Transactio (Instr. 4)	ly	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership (Instr. 4)
				Co	de V	(A	A)	(D)	Date Exercisabl		xpiration ate	Title	Amour or Number of Shares	er					
Restricted Stock Unit	(1)	12/13/2016			A	3.	3.3 ⁽²⁾		(3)		(3)	Common Stock	3.3	T	\$0	2,531.	1	D	

Explanation of Responses:

- $1. \ Each \ restricted \ stock \ unit \ ("RSU") \ represents \ a \ contingent \ right \ to \ receive \ one \ share \ of \ the \ Issuer's \ common \ stock.$
- 2. Represents additional RSUs awarded to the Reporting Person on account of dividend equivalent rights associated with previously awarded RSUs (the "Previous RSUs").
- 3. These RSUs vest, and shares of the Issuer's common stock will be delivered to the Reporting Person, concurrently with Previous RSUs, subject to any election to defer delivery of shares made by the Reporting Person with respect to such Previous RSUs.

/s/ Glenn P. Zarin by power of attorney for Walter L. Harris

12/14/2016

** 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.