

TANENBAUM MYLES H  
Form 4  
December 03, 2009

**FORM 4**

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

OMB APPROVAL

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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).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
TANENBAUM MYLES H

2. Issuer Name and Ticker or Trading Symbol  
UNIVERSAL HEALTH REALTY INCOME TRUST [UHT]

5. Relationship of Reporting Person(s) to Issuer  
(Check all applicable)

(Last) (First) (Middle)  
A WISH COME TRUE, 2522 PEARL BUCK ROAD  
(Street)

3. Date of Earliest Transaction (Month/Day/Year)  
12/01/2009

\_\_\_ Director \_\_\_ 10% Owner  
\_\_\_ Officer (give title below) \_\_\_X\_\_\_ Other (specify below)  
Trustee

BRISTOL, PA 19007

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)  
\_X\_ Form filed by One Reporting Person  
\_\_\_ Form filed by More than One Reporting Person

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
				(A) or (D)	Price		
				Code	V	Amount	
Shares Of Beneficial Interest	12/01/2009		M	1,000	A	\$ 14.75	8,975 D
Shares Of Beneficial Interest	12/01/2009		M	1,000	A	\$ 27.65	9,975 D
Shares Of Beneficial Interest	12/01/2009		F	1,154	D	\$ 30.35	8,821 D

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

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(9-02)

**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 or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)		
						Date Exercisable	Expiration Date	Title	Amount or Number of Shares
						Code	V	(A)	(D)
Option To Purchase Shares Of Beneficial Interest	\$ 14.75	12/01/2009		M	1,000	<u>(1)</u> 03/10/2010		Shares Of Beneficial Interest	1,000
Option To Purchase Shares Of Beneficial Interest	\$ 27.65	12/01/2009		M	1,000	<u>(2)</u> 09/05/2012		Shares Of Beneficial Interest	1,000

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
TANENBAUM MYLES H A WISH COME TRUE 2522 PEARL BUCK ROAD BRISTOL, PA 19007				Trustee

## Signatures

/s/ Charles F. Boyle, Attorney-in-Fact for Mr. Tanenbaum

12/03/2009

\_\_Signature of Reporting Person

Date

## Explanation of Responses:

\* 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).

The option vested ratably on each of 3/10/2001, 3/10/2002, 3/10/2003 and 3/10/2004. The reporting person has also been granted

(1) Dividend Equivalent Rights on the same terms as the options, pursuant to which the reporting person received the accrued cash dividends upon exercise of the Dividend Equivalent Rights.

The option vested ratably on each of 9/5/2003, 9/5/2004, 9/5/2005 and 9/5/2006. The reporting person has also been granted Dividend

(2) Equivalent Rights on the same terms as the options, pursuant to which the reporting person received the accrued cash dividends upon exercise of the Dividend Equivalent Rights.

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

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