

UNIVERSAL HEALTH REALTY INCOME TRUST  
Form 8-K  
July 21, 2010

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

WASHINGTON, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

**PURSUANT TO SECTION 13 OR 15(d) OF THE**

**SECURITIES EXCHANGE ACT OF 1934**

**Date of Report (Date of earliest event reported): July 21, 2010**

**UNIVERSAL HEALTH REALTY INCOME TRUST**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction

of incorporation)

**1-9321**  
(Commission

File Number)

**23-6858580**  
(IRS Employer

Identification No.)

**Universal Corporate Center**

**367 South Gulph Road**

**King of Prussia, Pennsylvania**  
(Address of principal executive offices)

**Registrant's telephone number, including area code: (610) 265-0688**

**19406**  
(Zip Code)

**Not Applicable**

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2 below):

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 2.02 Results of Operation and Financial Condition.**

On July 21, 2010, the Universal Health Realty Income Trust (the Trust ) announced its financial results for the quarter ended June 30, 2010. A copy of the related press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and incorporated herein by reference in its entirety.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits

99.1 Press release, dated July 21, 2010, issued by the Universal Health Realty Income Trust announcing financial results for the quarter ended June 30, 2010, filed herewith.

Pursuant to General Instruction B.2. of Form 8-K, the information set forth in the press release filed as Exhibit 99.1 to this Current Report on Form 8-K shall be deemed filed and is hereby incorporated by reference into the Trust's Registration Statement on Form S-3 (File No. 333-161330).

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

UNIVERSAL HEALTH REALTY INCOME TRUST

Date: July 21, 2010

By: /s/ Alan B. Miller  
Name: Alan B. Miller  
Title: Chairman of the Board,

Chief Executive Officer and President

By: /s/ Charles F. Boyle  
Name: Charles F. Boyle  
Title: Chief Financial Officer