

<div>FORM 4</div> <div>[ ] Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).</div>	<div>UNITED STATES SECURITIES AND EXCHANGE COMMISSION</div> <div>Washington, D.C. 20549</div> <div>STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP</div> <div>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</div>	<div>OMB APPROVAL</div> <div>OMB Number: 3235-0287</div> <div>Expires: January 31, 2005</div> <div>Estimated average burden hours per response. . . . . 0.5</div>	
<div>1. Name and Address of Reporting Person*</div> <div>Boyle, Charles F.</div> <div>(Last) (First) (Middle)</div> <div>Universal Corporate Center</div> <div>367 South Gulph Road</div> <div>(Street)</div> <div>King of Prussia, PA 19406</div> <div>(City) (State) (Zip)</div>	<div>2. Issuer Name and Ticker or Trading Symbol</div> <div>Universal Health Realty Income Trust</div> <div>3. I.R.S. Identification Number of Reporting Person, if an entity (voluntary)</div>	<div>4. Statement for (Month/Day/Year)</div> <div>03/03/2003</div> <div>5. If Amendment, Date of Original (Month/Day/Year)</div>	<div>6. Relationship of Reporting Person(s) to Issuer (Check all applicable)</div> <div><input type="checkbox"/> Director <input type="checkbox"/> 10% Owner</div> <div><input checked="" type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below)</div> <div>Description <u>VP, CFO and Controller</u></div> <div>7. Individual or Joint/Group Filing (Check Applicable Line)</div> <div><input checked="" type="checkbox"/> Form filed by One Reporting Person</div> <div><input type="checkbox"/> Form filed by More than One Reporting Person</div>

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. Owner- ship Form: Direct (D) or Indirect (I)  (Instr. 4)	7. Nature of Indirect Beneficial Ownership  (Instr. 4)
			Code	V	Amount	A/D	Price			

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(DE) and Expiration Date(ED) (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)		8. Price of Derivative Security (Instr.5)	9. Number of Derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr.4)	10. Ownership Form of Derivative Securities: Direct (D) or Indirect (I) (Instr.4)	11. Nature of Indirect Beneficial Ownership (Instr.4)
				Code	V	A	D	DE	ED	Title	Amount or Number of Shares				
Stock Option	\$26.25	03/03/2003		A		2,000		(1)	03/03/2013	Shares Bene. Int.	2,000	\$26.25	9,500	I	

Explanation of Responses:

(1) 500 on each of 3/3/2004, 3/3/2005, 3/3/2006 and 3/3/2007. Optionee also granted Dividend Equivalent Rights on the same terms as the option, pursuant to which the holder will receive the accrued cash dividends upon exercise of the Dividend Equivalent Rights.	
By: <u>/s/ Charles F. Boyle</u> ** Signature of Reporting Person	Date: <u>03/07/2003</u>

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