Bruce Springsteen's live cover of this is a classic. And it inspired Bill Watterson to have Calvin say: "Santa Claus: kindly, old elf or CIA spook?". Love it.

A  D
You better watch out, you better not cry.
A  A7  D  D7
You better not pout, I'm telling you why:
A  Bm  E  A
Santa Claus is coming to town.

He's making a list and checking it twice;
Gonna find out who's naughty and nice.
Santa Claus is coming to town.

Bridge:
G  A  D
He sees you when you're sleeping,
G  A  D
He knows when you're awake.
F#m7   E
He knows if you've been bad or good;
B7  E  E7
So, be good for goodness sake

Oh! You better watch out! You better not cry.
Better not pout, I'm telling you why.
Santa Claus is coming to town.
A  Bm  E  A
Santa Claus is coming to town!